

DANNY EARP, BOARD MEMBER
JOHNNY MORALES, BOARD MEMBER
NANCY OJEDA, VICE-PRESIDENT

#### CITY OF LA PORTE DEVELOPMENT CORPORATION MEETING AGENDA

Notice is hereby given of a meeting of the City of La Porte Development Corporation to be held on July 27, 2020, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, beginning at 5:00 PM to consider the following items of business:

ocial distancing protocols will be in effect in the Council Chambers. Remote participation is available, also. Attend via a screen using this link: https://us02web.zoom.us/j/86732337190? pwd=ZIF1SndIREIGaGMvRGFNVC8xRU1DZz09. Join by phone at 877.853.5257 or 888.475.4499. Th meeting ID is 867 3233 7190. The password is 699150.

- 1. CALL TO ORDER
- 2. **CITIZEN COMMENT** (Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)
- 3. CONSENT AGENDA (Approval of Consent Agenda items authorizes each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Committee present at this meeting.)
  - (a) Approve the minutes of the April 27, 2020, meeting.

#### 4. PUBLIC HEARING AND ASSOCIATED MATTERS

The Board will hear comments from the public on 100 W. Main Street Renovation Project, a project to promote and develop new and expanded business enterprises, specifically for site, infrastructure, and related improvements at 100 West Main Street, which location is legally described as Lots 18, 19, 20, & 21 & the south 14 feet of Lot 22, Block 60, Town of La Porte Subdivision, in a total amount not to exceed \$85,000.00. [Jason Weeks, Assistant City Manager]

#### 5. AUTHORIZATIONS

- Presentation, discussion, and possible action to approve the 100 W. Main Street Renovation Project, a project to promote and develop new and expanded business enterprises, specifically for site, infrastructure, and related improvements at 100 W. Main Street, which location is legally described as Lots 18, 19, 20, and 21, and the south 14 feet of Lot 22, Block 60, Town of La Porte Subdivision, in a total amount not to exceed \$85,000.00. [Jason Weeks, Assistant City Manager]
- (b) Presentation, discussion, and possible action to approve an enhancement grant to Marion (Marty) and Vicki Campise for a refurbishment/renovation of the old bank building located at 100 W. Main Street in downtown La Porte. [Jason Weeks, Assistant City Manager]
- (c) Presentation, discussion, and possible action to approve the Office of Economic Development's proposed La Porte Development Corporation budget for FY 2020-2021. [Jason Weeks, Assistant City Manager]

#### 6. SET NEXT MEETING

7. BOARD COMMENTHear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.

#### 8. ADJOURN

**POSTING** 

If, during the course of the meeting and discussion of any items covered by this notice, the La Porte Development Corporation Board determines that a Closed or Executive Session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the La Porte Development Corporation Board will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5019), two working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

#### **CERTIFICATE**

I, Lee Woodward, City Secretary, do hereby certify that a copy of the July 27, 2020, La Porte Development Corporation
Board agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public
at all times, and to the City's website, www.LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.
DATE OF

TIME OF POSTING	
TAKEN DOWN	
	Lee Woodward
	Lee Woodward, City Secretary

RICHARD WARREN, PRESIDENT

NANCY OJEDA, VICE-PRESIDENT

CHUCK ENGELKEN, BOARD MEMBER

VACANT, BOARD MEMBER



DANNY EARP, BOARD MEMBER
JOHNNY MORALES, BOARD MEMBER
SHELLEY FULLER, BOARD MEMBER

## MINUTES OF THE LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF APRIL 27, 2020

The City of La Porte Development Corporation Board met on Monday, April 27, 2020, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 5:00 p.m., with the following in attendance:

Board members present: Richard Warren, Chuck Engelken

Board members remotely: Nancy Ojeda, Danny Earp, Shelley Fuller, Rachel Cotton, Johnny Morales

Board members absent: None

Council-appointed members present: Corby Alexander, City Manager; Lee Woodward, City Secretary; Clark Askins, Assistant

City Attorney

- 1. CALL TO ORDER President Warren called the meeting to order at 5:00 p.m.
- 2. CITIZEN COMMENT (Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)

There were no speakers.

- 3. CONSENT AGENDA (Approval of Consent Agenda items authorize each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Committee present at this meeting.
  - (a) Approve the minutes of the meeting held on February 24, 2020. [Richard Warren, President]

Board member Engelken moved to approve the minutes of the February 24, 2020, meeting: the motion was adopted, 7-0.

#### 4. AUTHORIZATIONS

(a) Presentation, discussion, and possible action to authorize an expenditure for promotional purposes in an amount not to exceed \$50,000.00 for the La Porte Small Business Stimulus Program, and appoint a three person panel to the La Porte Stimulus Task Force. [Ryan Cramer, Economic Development Coordinator]

Ryan Cramer, Economic Development Coordinator, provided an overview of the program. No action was taken for consideration.

#### 5. SET DATE FOR NEXT MEETING

The next meeting will be scheduled as needed.

 Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Committee members and City staff, for which no formal action will be discussed or taken.

Members asked that the City be open to hearing of assistance needed by local businesses.

7. ADJOURN – The meeting was adjourned at 5:23 p.m.

Lee Woodward, City Secretary



# REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: July 27, 2020			
Requested By: _Jason Weeks, Asst. City Mgr.			
Department:	Administration/	СМО	
Report	Resolution	Ordinance	

Exhibits: Application, New Design & Site Plan, Public Notice,

Incentive Matrix

Appropriation			
Source of Funds:	038 – EDC Fund		
Account Number:	038-6030-565-9997		
Amount Budgeted:	\$371,177		
Amount Requested:	\$85,000		
Budgeted Item:	• Yes C No		

and

#### **SUMMARY**

On February 24, 2020, staff brought the Board a project in downtown La Porte. The applicant Marion (Marty) and Vicki Campise are interested in purchasing the Main Street bank building, which was previously occupied by Becky's Ceramics. The building is located at 100 W. Main Street. The initial renovation proposal included remodeling the building to have two (2) or three (3) retail spaces, along with three (3) apartment units. There is a need to significantly remodel due to the roof needing to be completely replaced, the entire façade needing to be redone and the existing backlot needing to be turned into a children's playground and parking lot. The initial estimates put the applicant's investment at \$500,000. Staff has ran the project through the matrix, which indicated that this project would be eligible for \$22,365 incentive. This project has the potential to have more intangible value to the City, specifically due to the foot traffic hub on Main Street. This project is similar to the Port Theater renovation project, which was approved by the Board for \$104,799. However, that project never materialized. Additionally, the applicant indicated that he'd need direct access to the alley and may need to request that the City close the alley directly to the west to allow for a drive-thru.

On February 24<sup>th</sup>, the Board discussed the project and approved to moving forward with an incentive package for this project an amount not to exceed of \$85,000. Due to state law, a sixty (60) day public comment period needed to occur. The public "Notice of Proposed Project" was advertised in the Bay Area Observer on March 5, 2020. Since this date, staff has not received any citizen feedback in this expanded waiting period due to COVID-19 and its effect it had on this incentive application.

Since the February 24th meeting, the applicant has moved further along on this project and has made some changes to the initial project. Currently, the applicant has secured agreements with two (2) tenants to occupy the first floor of this building. These tenants are Goodies and the La Porte-Bayshore Chamber of Commerce. The primary reason for the reduction from three (3) to two (2) commercial business is due to the Chamber needing an additional 500 sq. ft. of space, thereby only allowing capacity for these two (2) commercial businesses. Additional changes reduced the number of apartments on the second floor from three (3) to two (2) due to a resident requiring 1800 sq. ft. of space. To-date, the applicant has secured a tenant for the larger apartment unit (letter of intent included in packet). The initial investment of the applicant was estimated at \$500,000; however, once the development team gathered the necessary documentation for the renovation, this estimate has increased to \$700,000. The total investment will be \$850,000, including land and building at \$150,000 and the total renovations. In addition to a request for an incentive for this project, the applicant will be requesting an enhancement grant in the amount of \$50,000. Any additional documentation related to the project may be found within the enhancement grant agenda item documentation within the Board agenda packet.

It should be noted that just because the public comment period window was opened, the Board is not required to fund in the project in whole or in part. Any incentive awarded with a value in excess of \$10,000 must be approved by City Council. If approved, the next step will be to draft a development agreement for your consideration.

Staff request the La Porte Development Corporation to conduct a public hearing on this project and at the conclusion of the public approve an incentive amount to the applicant for this project.

RECOMME I move to grant an incentive in the amount Marion (Marty) Campise for the refurbishmen	
Approved for the La Porte Development Corporati	
Corby D. Alexander, City Manager	 Date



## City of La Porte

#### **ECONOMIC DEVELOPMENT INCENTIVES**

#### **APPLICATION**

This application must be filed at least 60 days prior to the date the City Council considers the request. Requests for incentives must be approved by the City Council prior to the beginning of construction or installation of equipment. This application will become part of the agreement between the applicant and the City of La Porte. Any knowingly false representations will be grounds for voiding the agreement. This original application must be submitted to the Economic Development Coordinator, City of La Porte 604 W. Fairmont Parkway, La Porte, Texas 77571.

I.	APP	LICANT INFORMATION / /
	1.	Date of Application: $01/29/20$ .
	2.	Company Name: MARIOU & VICKI CAMPISE.
	3.	Current Number of Employees:
	4.	Address: 100 W. MIDIM St.
	5.	Annual Sales:
	6.	Type of Ownership:  Corporation Partnership  Proprietorship
	7.	Names(s) of principal owner(s), partner(s) or director of the company:
		MARION & VICKIE CAMPISE.
	8.	Corporate Headquarters' address: 1902 ROSCOE  LA POPIETA 77571
	9	Corporate Telephone: 281-415-3860

		1-PRIVATE PESIDENCE (PENTISC)-
	10.	Other locations and/or places of business owned and operated by the applicant. For each location, please provide the city, state, street address and name(s) under which business is conducted:    SAN   PER OBSERVER   New SPAPER -   STAZE FINEW -   SHOP THERAPY -
	11.	Date organization formed.
	12.	Please attach most recent annual report or financial statement.  M.C. TO PROYIDE
II.	PRO	JECT INFORMATION
	1,	Type of Facility:  Manufacturing Distribution Center Corporate Office or Service Center Research and Development Facility Regional Entertainment Facility  X Other (please specify) FOOD SALES FACILITY PETAIL  7 3 - APARTMENTS - RESIDENTIAL.
	2.	Project Description: New Construction Expansion Modernization
	3.	Location address of proposed project:  \[ \langle OO (\omega. \omega \tag{\langle O} \omega \tag{\langle O} \tag{\langle V. \omega \tag{\langle O} \tag{\langle V. \tag{\langle V. \tag{\langle O} \langle V. \tag{\langle V. \tag{\langl
	4.	County HARRIS CC
	5.	School District LA PORTE INDEPENDENT SCHOOL DIST.
	6.	Product(s) or Service: FOOD SALES/RETAIL SALES.
	7.	Attach map and legal description of project location showing proposed improvements. 2075 18,19, 20,21, \$5.14 <sup>th</sup> FL. 1727,
	8.	Please describe the proposed use and the specific nature and extent of the project:  FOOD PRODUCT SALES TO PUTLIC.  TRETAIL SALES  APAPIMENT PENTILL.

9.	Please list all improvements and equipment for	or the project:
	Improvement Items	Cost
	Complex PeBUILD OF INTERIOR + EXTERIOR	\$ 500,000.00
10.	Please state all sources for financing the impre	ovements:
	·BAYSHORE FINAL	CIPL=#270,000.
	· Re-FINDACE RESIDANCE "	PANK OF = 200,000,
		DMORICA COM CO +
	· City OF ZATODE 3	700,000,
11.	Please state the time frame or projected date	of start and completion:
	START DATE:	Ø6/91/20
	Confuetion DATE:	12/2/20
12.	Improvements will be completed by January 1,	, <u>202</u> (specify year).
13.	Please state the productive life of the proposed	d improvements:
	50 Jepps.	
	7 ()	
14.	Please give a general description of business other than buildings, fixed machinery, inventor purchased as a result of the project:	

	W-44		
ECO	NOMIC INFORMATION		
1.		ently employed by applicant:	
	Full Time	Part Time(	0_
	Total Annual Payroll:	\$Ø	
2.	Number of new jobs (in proposed improvements	full time equivalent) to be create s:	ed/retained by the
	Number	Estimate Annual Payroll	Year
	At Opening $\underline{\mathcal{S}}$	\$ 25 E WOODD	2021
	At 3 years 12	\$ 300,000.	2024
	At 5 years 15	\$_500,000	2026.
3.	Number of new jobs to or Harris County:	be filled by persons residing in th	ne City of La Porte
	Full Time15	Part Time	<u> </u>
	Number of Peak Constr	uction Jobs: 22.	
	In the case of modern existing facility:	ization, please estimate the eco ars. Added economic life after mo	
<b>.</b>		nization, please state the asses	
Real	Property \$ <u>2,000</u>	Business Personal Property \$	50,000
7.	Amount of taxable sale La Porte (if applicable):	s currently being generated annu	ually in the City of
3.	Amount of projected tagenerate: \$_400,0	xable sales that the proposed i	mprovements will
9.		n based on job retention, please ir without economic development	
		Ø- BLDG. 1	S Cupparty
		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	<i>57.</i>

Company Representative to be contacted	ed:
MARION MARY CAMP	150
Name	
Title	
Address 1907 Roscol	<del></del>
LAFORTO TX 7757	
281-413-3860	
Telephone	
	Authorized Company Official:
	11/11/15/11
	Authorized Signature
	Date CHALISE
	Printed Name
	Title 28/4/3 3860
	Telephone

## Accessible Design Standards:

BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI A 117.1 AND A.D.A. PUBLIC LAW 101-336 HIGHLIGHTED AS FOLLOWED.

#### Chapter 3: Building Blocks.

Floor or Ground Surfaces 302

302.1 General - Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

302.2

303 Changes in Leve

303.1 General - Where changes in level are permitted in floor or ground surfaces, they shall comply with 303

303.2 Vertical — Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Beveled - Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high 303.3 maximum shall be beyeled with a slape not steeper than 1:2

Ramps - Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406

#### Chapter 4: Accessible Routes.

Walking Surfaces

403.1 General - Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surfaces - Floor or ground surfaces shall comply with 302.

- The cross slope of walking surfaces shall not be steeper than 1:48. 403.3

Changes in Level - Changes in level shall comply with 303 403.4

403.5 Clearances - Walking surfaces shall provide clearances complying with 403.5.

403.5.1 Clear Width - Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

404 Doors, Doorways, and Gates

404.2.5 Thresholds — Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

#### Chapter 7: Communication Elements and Features.

216.4.1 Exit Doors — Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

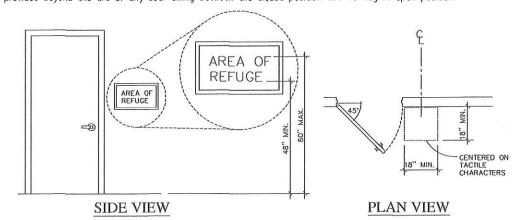
Raised Characters - Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.2.1 Depth - Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case - Characters shall be uppercase.

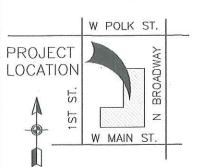
703.2.3 Style — Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of

Installation Height and Location. Height Above Finish Floor or Ground — Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open positi



703.5 Visual Characters — Visual characters shall comply with 703.5. EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9. Finish and Contrast — Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

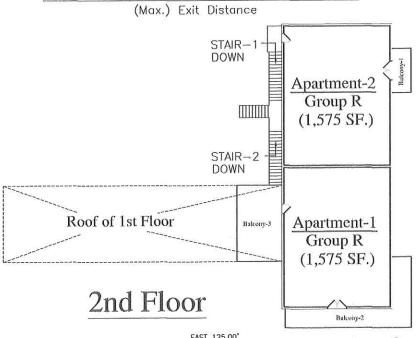
## Key Map:

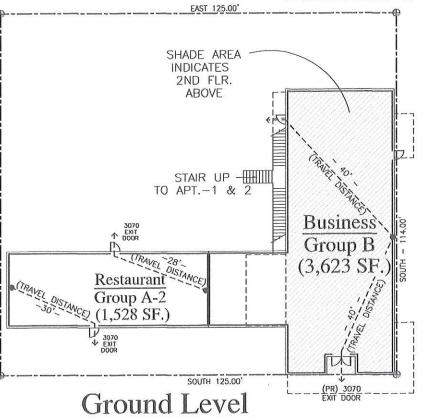


## Legal Description:

LOTS 18, 19, 20, 21, & S 14 FT OF LOT 22. BLOCK 60, LA PORTE (HCAD: 0231930000042)

## Overall & Life Saftey Plan:





## **Drawing Index:**

A0.1 A0.2 A0.3	CONSTRUCTION NOTES & STANDARDS H.C. STAIR/GUARDRAIL DETAILS H.C. ACCESSIBLE STAIR NOTES & DETAILS
A1	SITE PLAN - PROJECT INFORMATION
A2 A2.1	1ST FLR. – CONSTRUCTION PLAN 2ND FLR. – CONSTRUCTION PLAN
A3 A3.1	DOOR & WINDOW SCHEDULES, FINISH SCHEDULE, MATERIAL SPECIFICATIONS WALL PARTITIONS, SECTION/DETAILS
<b>A4</b> A4.1	EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS
924	1ST FLR. — MECHANICAL PLAN 2ND FLR. — MECHANICAL PLAN MECHANICAL NOTES & DETAILS

AO COVER SHEET & NOTES

## Project Information:

ROOF LIVE LOADS:

- UNIFORM LOAD = 20 PSF.

- CONCENTRATED LOAD = 300 PSF.

FLOOR LIVE LOADS:

- EXTERIOR BALCONIES, DECKS, FIRE ESCAPES,

& ROOMS (NOT SLEEPING) = 40 PSF.

- GUARDRAILS & HANDRAILS = 200 PSF

- SLEEPING ROOMS = 30 PSF.

- ATTIC W/STORAGE = 20 PSF

- ATTIC W/O STORAGE = 10 PSF.

- STAIRS & RAMPS = 40 PSF. (INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER IS GREATER).

DEAD\_LOADS:

- ROOF, DECKS, & FLOORS = 10 PSF.

- WALLS = 11 PSF.

4. CONSTRUCTION MATERIALS:

- FLOOR: CONCRETE SLAB/WOOD FRAMING

- EXTERIOR WALLS: MASONRY/PLASTER

- ROOF: WOOD TRUSS W/FLAT MEMBRANE

5. INSULATION:

- ROOF (R-30), WALLS (R-19), FLOOR (R-13)

281,932,3128

La Porte, TX 77571

bryan@aspendora.com

COMMERCIAL REMODEL:

**DESIGN BY:** 

**ENGINEERING:** 

OWNER:

1906 Du Barry

Houston, TX 77018

713.320.9780

billviacktalton@hotmail.com

TRINITY BAY

**ENGINEERING** 

911 S. 8th STREET LA PORTE, TEXAS 77571

281.515.1065/281.827.3929 cell

TBPE # 18351

rodney@trinitybayengineering.com

**Marion S. Campise** 

'MARTY'

1902 Roscoe

La Porte, TX 77571

713,283,4013

CONSTRUCTION MANAGER:

**ASPENDORA** 

CONTRACTORS

**Bryan Moore** 

511 South Utah St

campisemarty@yahoo.com

#### The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM

07.15.20 B.J.T./R.S.

DRAWN BY: CHECKED BY:

M.C./B.M 1:30 (Site Plan)

SHEET NO .:

## General Construction Notes:

- 1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, AND LOCAL CODES AND ORDINANCES. AS WELL AS UNDERWRITERS REGULATIONS HAVING JURISDICTION, THE CONTRACTORS SHALL ALSO COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER, IF APPLICABLE,
- 2. ALL CONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
- 3. THE OWNER OR THEIR APPOINTED REPRESENTATIVE SHALL PROCURE ALL PERMITS AND CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT.
- 4. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO THE COMPLETION, IN PLACE. OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND THE SPECIFICATIONS.
- 5. CONDITIONS DEPICTED ON THESE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH ON-SITE CONDITIONS. Written DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK.
- 6. THE CONTRACTOR SHALL RECEIVE, HANDLE, STORE (if necessary) AND BE RESPONSIBLE FOR ALL MATERIALS PROVIDED BY OTHERS. ALL MATERIALS SHALL BE ACCOUNTED FOR UPON RECEIPT AND ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE DESIGNER AND OWNER IMMEDIATELY.
- 7. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY THE DESIGNER ONLY AS TO CONFORMANCE WITH THE DESIGN CONCEPT. NO WORK SHALL START WITHOUT SUCH REVIEW.
- 8. THE CONTRACTOR SHALL REMOVE RUBBISH AND DEBRIS FROM THE BUILDING SITE PROMPTLY UPON ACCUMULATION AND IN NO EVENT LESS FREQUENTLY THAN EVERY FRIDAY AFTERNOON.
- 9. THE CONTRACTOR SHALL PROTECT ANY ADJACENT PROPERTY DURING CONSTRUCTION. CONSTRUCTION WORK SHALL NOT DISTURB TRAFFIC OR ON GOING BUSINESS, EXCEPT BY SPECIFIC AGREEMENT WITH OWNER.
- 10. ALL DELIVERIES AND MODIFICATIONS TO THE BUILDING SHALL BE COORDINATED WITH THE BUILDING OWNER IF APPLICABLE.
- 11. MINOR ITEMS AND ACCESSORIES REASONABLY INFERRED AS NECESSARY TO COMPLETE AND PROPERLY OPERATE ANY SYSTEM, SHALL BE PROVIDED BY THE RESPECTIVE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
- 1.3. ALL REQUEST FOR SUBSTITUTION OF ANY ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE OWNER OR THE REPRESENTATIVE AND WILL BE CONSIDERED ONLY IF BETTER SERVICE, MORE ADVANTAGEOUS DELIVERY DATE OR CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE OF QUALITY, APPEARANCE AND FUNCTION.
- 14. CONTRACTORS SHALL SUBMIT CONFORMATIONS WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES.
- 15. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES TO THE OWNER PRIOR TO CONSTRUCTION
- 16. CONTRACTORS SHALL VERIFY WITH THE OWNER ALL FIXTURES AND EQUIPMENT TO BE FURNISHED BY OTHERS.
- 17. STATEMENT OF COMPLIANCE: THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED, OR CAUSED TO BE PREPARED, UNDER THE DESIGNER'S DIRECT SUPERVISION. TO THE BEST OF THE DESIGNERS KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF CONTRACTUAL OBLIGATION, THEY ARE INCOMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (PUBLIC LAW 101-336, JULY 26, 1991).
- ANY CONSTRUCTION, REMODELING, ADDITION, ETC. SHOULD HAVE GOOD ENVIRONMENTAL PRACTICES TO PREVENT EROSION. NO MUD, SILT, SAND, OR ANY OTHER BUILDING OR GARDENING MATERIALS SHOULD BE LEFT BY THE CURB OR EXPOSED TO RAIN OR WIND. IT IS UNLAWFUL TO COMMIT OR ALLOW ANY OF THE FOLLOWING ACTS: BLOW, SWEEP, THROW, DEPOSIT, OR STORE IN A MANNER WHICH WOULD ALLOW TO WASH OR FLOW INTO THE MUNICIPAL STORM SEWER SYSTEM ANY STRAW, HAY, GRASS CLIPPINGS, TREES, LIMBS, TRIMMINGS, WEEDS, BRANCHES, LEAF LITTER, DIRT, OTHER FILL MATERIALS, CONSTRUCTION MATERIALS, DEMOLITION MATERIALS, GARBAGE, DEBRIS OR ANY OTHER SUBSTANCE.

## Construction Standards:

LIGHTING & GLARE: ANY LIGHTING USED SHALL BE ARRANGED SO AS TO DEFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR FROM PUBLIC STREETS. DIRECT OR SKY-REFLECTED GLARE, WHERE FROM FLOODLIGHTS OR FROM HIGH TEMPERATURE PROCESSES SUCH AS COMBUSTION OR WELDING SHALL NOT BE DIRECTED ONTO ANY ADJOINING PROPERTY. THE SOURCE OF LIGHTS SHALL BE HOODED OR CONTROLLED IN SOME MANNER SO AS NOT TO LIGHT ADJACENT PROPERTY. BARE INCANDESCENT LIGHT BULBS SHALL NOT BE PERMITTED IN VIEW OF ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CAST LIGHT ON A PUBLIC STREET SHALL NOT FXCFFD ONE FOOTCANDLE (METER READING) AS MEASURED FROM THE CENTERLINE OF SUCH STREET. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CASTS LIGHT ON RESIDENTIAL PROPERTY SHALL NOT FXCEFD 0.4 FOOTCANDLES (METER READING) AS MEASURED FROM SUCH PROPERTY.

RADIATION AND ELECTRICAL EMISSIONS: NO ACTIVITIES SHALL BE PERMITTED THAT EMIT DANGEROUS RADIOACTIVITY BEYOND ENCLOSED AREAS. THERE SHALL BE NO ELECTRICAL DISTURBANCE ADVERSELY AFFECTING THE OPERATION AT ANY POINT OF ANY EQUIPMENT OR OTHER THAN THAT OF THE CREATOR OF SUCH DISTURBANCE.

DUST OR PARTICULATE MATTER: THE EMISSION OF DUST, FLY, ASH, OR OTHER PARTICULATE MATTER BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

ODORS: THE EMISSION OF ODOR BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

EXPLOSIVES: NO ACTIVITIES INVOLVING THE STORAGE, UTILIZATION, OR MANUFACTURE OF MATERIALS OR PRODUCTS SUCH AS THE OR DYNAMITE WHICH COULD DECOMPOSE BY DETONATION SHALL BE PERMITTED FXCFPT SUCH AS ARE SPECIFICALLY LICENSED BY THE CITY COUNCIL.

NOISE: ALL NOISE SHALL BE MUFFLED SO AS NOT TO BE OBJECTIONABLE DUE TO INTERMITTENCE, BEAT FREQUENCY, OR SHRILLNESS AND AS MEASURED AT ANY PROPERTY LINE IN ACCORDANCE WITH THE DECIBEL LEVELS OUTLINED IN SECTION 106-310 OF THE CITY CODE OF ORDINANCES.

#### PARKING STALL NOTES

- 1. ADA PARKING STALL DIMENSION CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 502 OF TEXAS ACCESSIBILITY STANDARDS. CAR PARKING SPACES SHALL BE 8 FT WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 11 FT WIDE MINIMUM (SECTION 502.2). VAN PARKING SPACES SHALL BE PERMITTED TO BE 8 FT. WIDE MINIMUM WHERE THE ACCESS AISLE IS 8 FT. MINIMUM (EXCEPTION: 502.2). THE ACCESS AISLE SERVING THE PARKING SPACES SHALL BE 5 FT. WIDE MINIMUM PER (SECTION 502.3.1, TAS).
- 2. STANDARD PARKING STALL (RE COH DWG NO: 31-02) STANDARD HEAD ON PARKING STALL SHALL HAVE DIMENSIONS 8.5 FT WIDE X 19 FT DEEP WITH 24 FT AISLE WIDTH OR 8 FT 6 IN WIDE X 19 FT DEEP WITH AISLE WIDTH 25FT. PARKING DIMENSIONS FOR PARALLEL PARKING SHALL BE 9 FT BY 22 FT. COMPACT PARKING STALL SHALL BE 7.5 FT BY 17 FT.
- 3. ADA Ramps (Per COH IDM Chapter 17, sec 17.06-A.6) ADA compliant Wheel chair ramp ramps with truncated domes must be provided at all street intersections. Provide ADA ramp showing all the conflicts with traffic signs, fire hydrant, power pole and light pole, with sidewalk and ramps sloped as per ADA, TAS requirements. Re: Dwg No. 02775-02 and 02775-06.



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COMMERCIAL REMODEL:

# The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD: 0231930000042

ISSUED:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM:

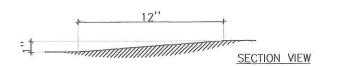
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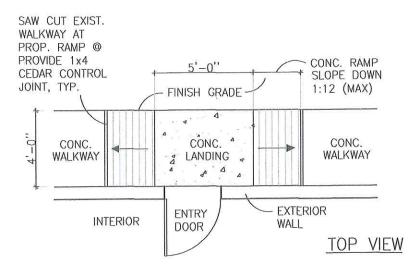
B.J.T./R.S. M.C./B.M.

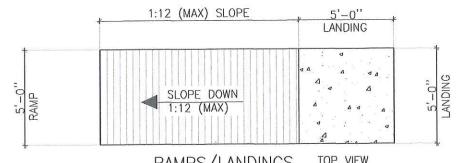
07.15.20

SCALE:

SHEET NO .:



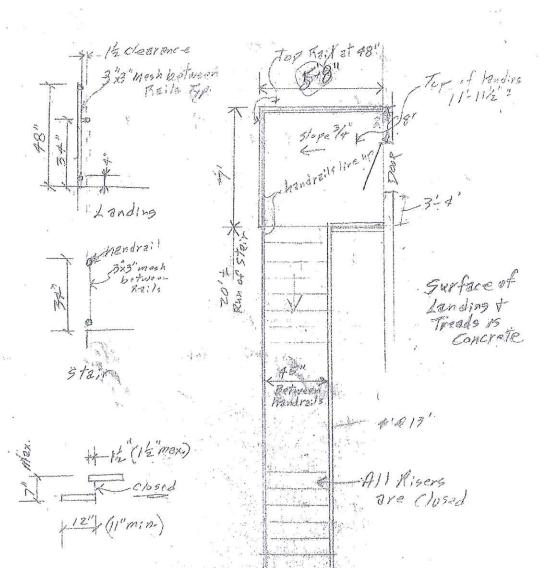


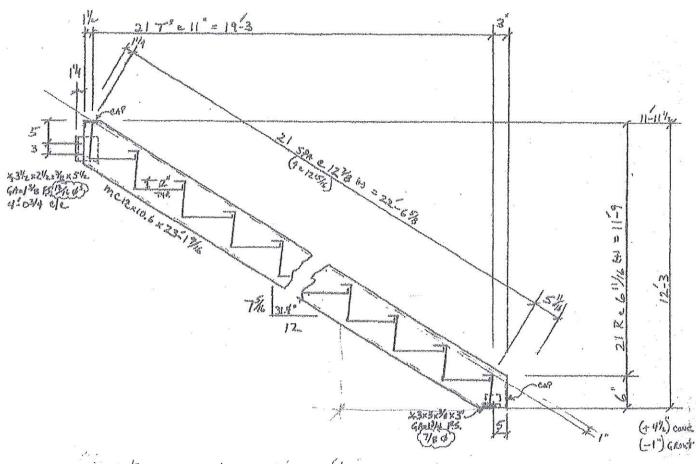


RAMPS/LANDINGS

TOP VIEW

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. • CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. . THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM. • RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP





Stairs can be either salvior painted steel, conc. or steel treads

EXTERIOR STAIR DETAIL - PLAN VIEW

EXTERIOR STAIR DETAIL - SECTION VIEW



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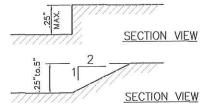
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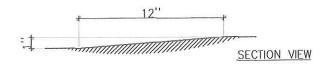
#### STAIRWAY NOTES:

- 1. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH.
- 2. STAIRWAY RISER SHALL BE NO GREATER THAN 7-3/4".
- STAIRWAY TREADS SHALL HAVE A MIN. OF 10".
- 4. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE RUN OF THE STAIR.
- 5. STAIRS ARE RQUIRED TO BE ILLUMINATED.
- OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN
- 7. TREAD NOSING SHALL BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS, EXCEPT WHEN THE TREADS ARE 11" OR MORE.
- 8. COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.

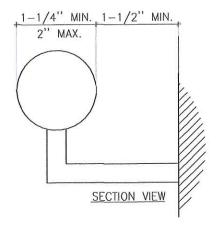


#### CHANGES IN LEVEL

CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. . CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. . CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED.



RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. · CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. . THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM. • RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP



#### HANDRAIL/GUARDRAILS

HANDRAIL AND GUARD DEFINITIONS HANDRAIL THE PURPOSE OF A HANDRAIL IS TO PROVIDE GUIDANCE. IT IS REQUIRED ON STAIRS WITH TWO OR MORE RISERS AND ADA RAMPS WITH A RISE OF 6". IN COMMERCIAL APPLICATIONS, HANDRAIL IS REQUIRED ON BOTH SIDES OF STAIRS AND RAMPS. HANDRAILS ARE NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPE LESS THAN 1:20. INTERMEDIATE RAILS: ALL PORTIONS OF AN EGRESS PATH MUST BE WITHIN 30 INCHES OF A HANDRAIL (WILL VARY BASED ON BUILDING OCCUPANCY) HANDRAIL HEIGHT: PLACED BETWEEN 34" AND 38". MEASUREMENT MUST BE TAKEN FROM THE STAIR NOSING OR WALKING SURFACE. FOR CHILDREN, THE 2010 ADASAD RECOMMENDS A MAXIMUM HEIGHT OF 28" WITH A MINIMUM OF 9" OF CLEARANCE BETWEEN THE CHILD'S RAIL AND THE ADULT RAIL (NOT REQUIRED). HANDRAIL CONTINUITY: HANDRAIL MUST BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR MIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN flIGHTS OR RUNS. HANDRAILS ARE NOT TO BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. HANDRAIL SIZE LIMITATIONS: HANDRAIL SIZE IS NOW CONSISTENT BETWEEN ALL CODES AND STANDARDS: 1 1/4" TO 2" DIAMETER OR PROVIDE EQUIVALENT GRASPABILITY. 42 INCHES - PLUS OR MINUS 3 INCHES ABOVE WALKING/WORKING SURFACE . REQUIRED IF THE "DROP" IS 48 INCHES OR HIGHER . INTERMEDIATE RAIL AT "ABOUT HALFWAY UP" . OPENINGS MUST BE LESS THAN 19 INCHES . INTERMEDIATE BALUSTERS ARE NO MORE THAN 19 INCHES APART · MUST HAVE A TOE BOARD · TOP RAILS AND MID RAILS MUST BE AT LEAST .25 INCHES IN DIAMETER OR THICKNESS. . LOAD REQUIREMENT: WITHSTAND A 200 POUND LOAD APPLIED IN A DOWNWARD OR OUTWARD DIRECTION WITHIN 2 INCHES OF THE TOP EDGE OF THE TOP RAIL.



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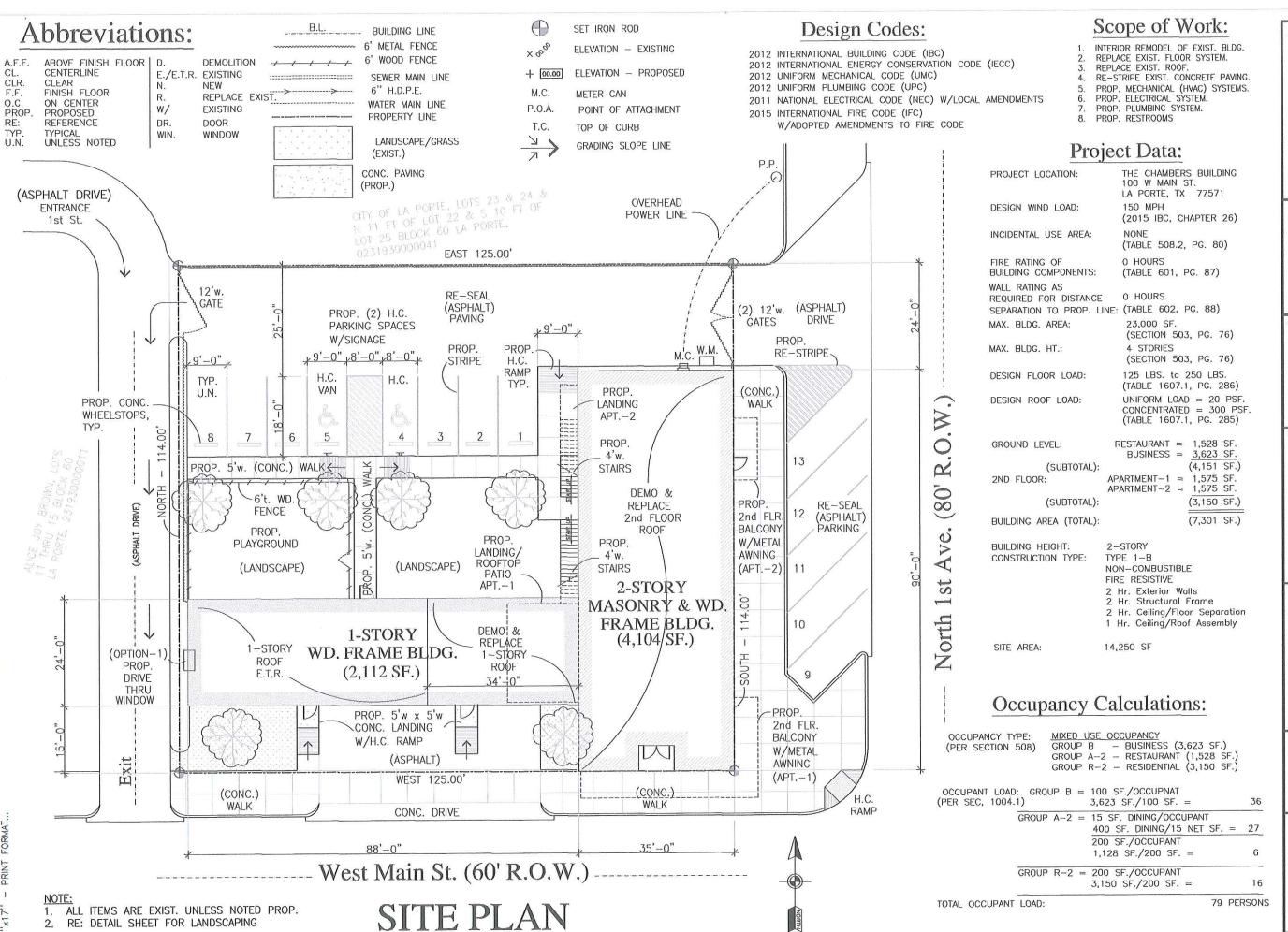
DRAWN BY:

B.J.T./R.S. M.C./B.M. CHECKED BY:

07.15.20

SCALE:

SHEET NO .:



DESIGN BY:

## **BJ.TALTON**

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ENGINEERING:

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1'' = 20' - 0''

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SHEET NO .:

SCALE:

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#### Abbreviations: ABOVE FINISH FLOOR D. CENTERLINE E., DEMOLITION CL. CLR. F.F. O.C. E./E.T.R. EXISTING CLEAR FINISH FLOOR NEW REPLACE EXIST. ON CENTER W/ **EXISTING** PROP. PROPOSED REFERENCE DR. DOOR TYP. WIN. WODDIW UNLESS NOTED DEMO PORTION OF DEMO EXIST. EXTERIOR WALL FOR ITEMS AS PROP. EXIT DOOR, SHOWN -RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION. VAULT C======== E.T.R. 2-STORY BLDG .: DEMO INTERIOR WD. FRAMING, CEILING/FLOOR FRAMING, FINISHES, & ENTIRE ROOF. PROVIDE CROSS PIPE COL., REMOVE EXIST. BRACING & SUPPORT AS E.T.R. NECESSARY TO PRESERVE SIDING, SOFFIT, & EXTERIOR WALLS THROUGHOUT FACIA (3) SIDES DEMO CMU CONSTRUCTION. DEMO EXIST. WALL CONC. SLAB, EXTERIOR WALLS, & ITEMS AS **ENCLOSURE** VAULT - E.T.R. (3,150 SF.) SHOWN DEMO 16'x7' OHD DEMO PORTION OF MASONRY WALL, 24'w. x REMOVE ROOF 1-STORY BLDG .: & WALLS OF 18't. DEMO INTERIOR 1-STORY BLDG., FINISHES. WD. (816 SF.) FRAMING & CONC. SLAB, E.T.R. DEMO WALL, (2,112 SF.) TYP. DEMO -DEMO 10'x7' OHD 10'x7' OHD DEMO EXIST. EXTERIOR DOOR DEMO PORTION OF EXTERIOR WALL FOR PROP. WINDOWS, RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION. DEMO PORTION OF EXTERIOR WALL FOR PROP. WINDOWS, RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION.

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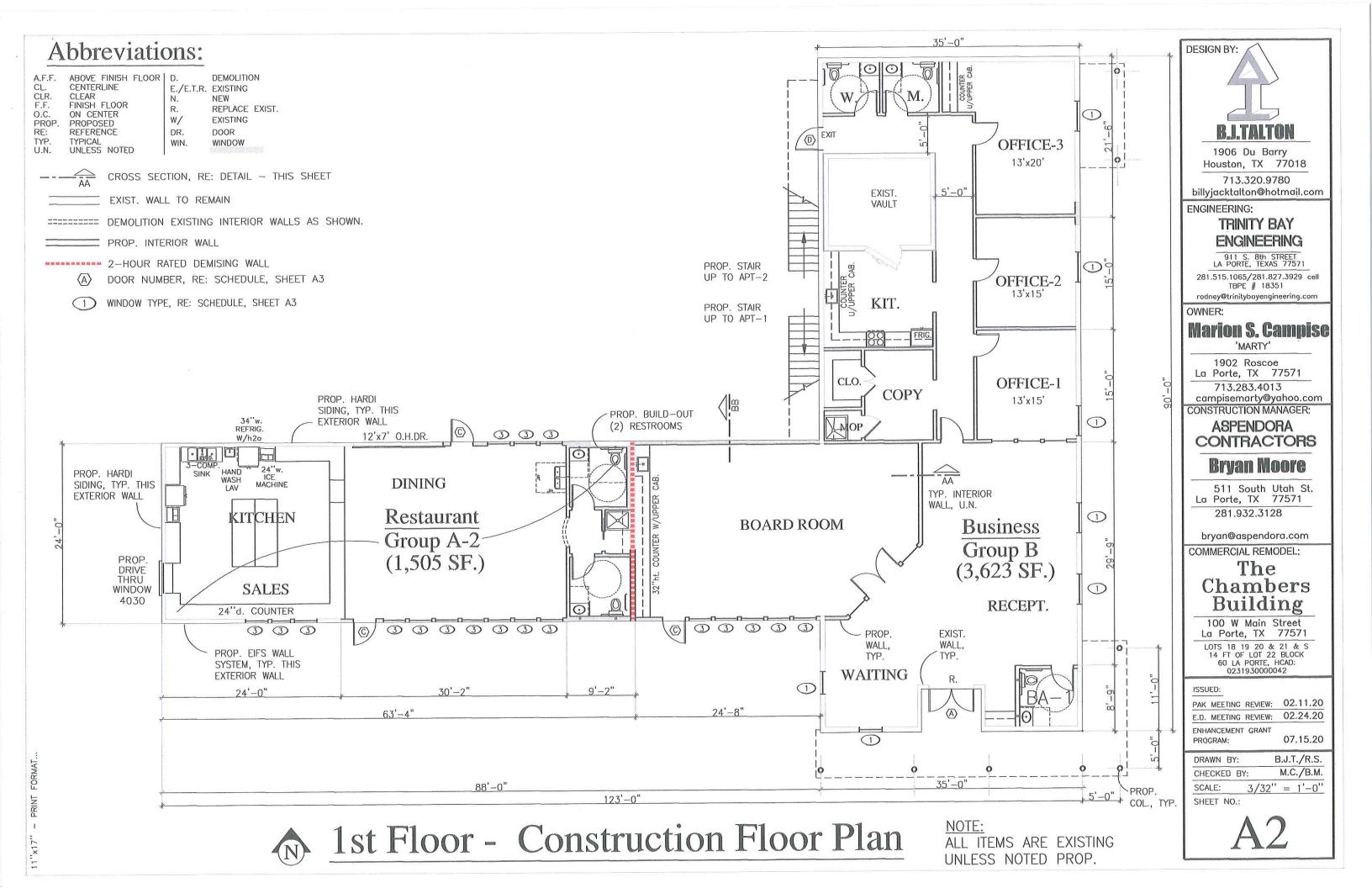
M.C./B.M.

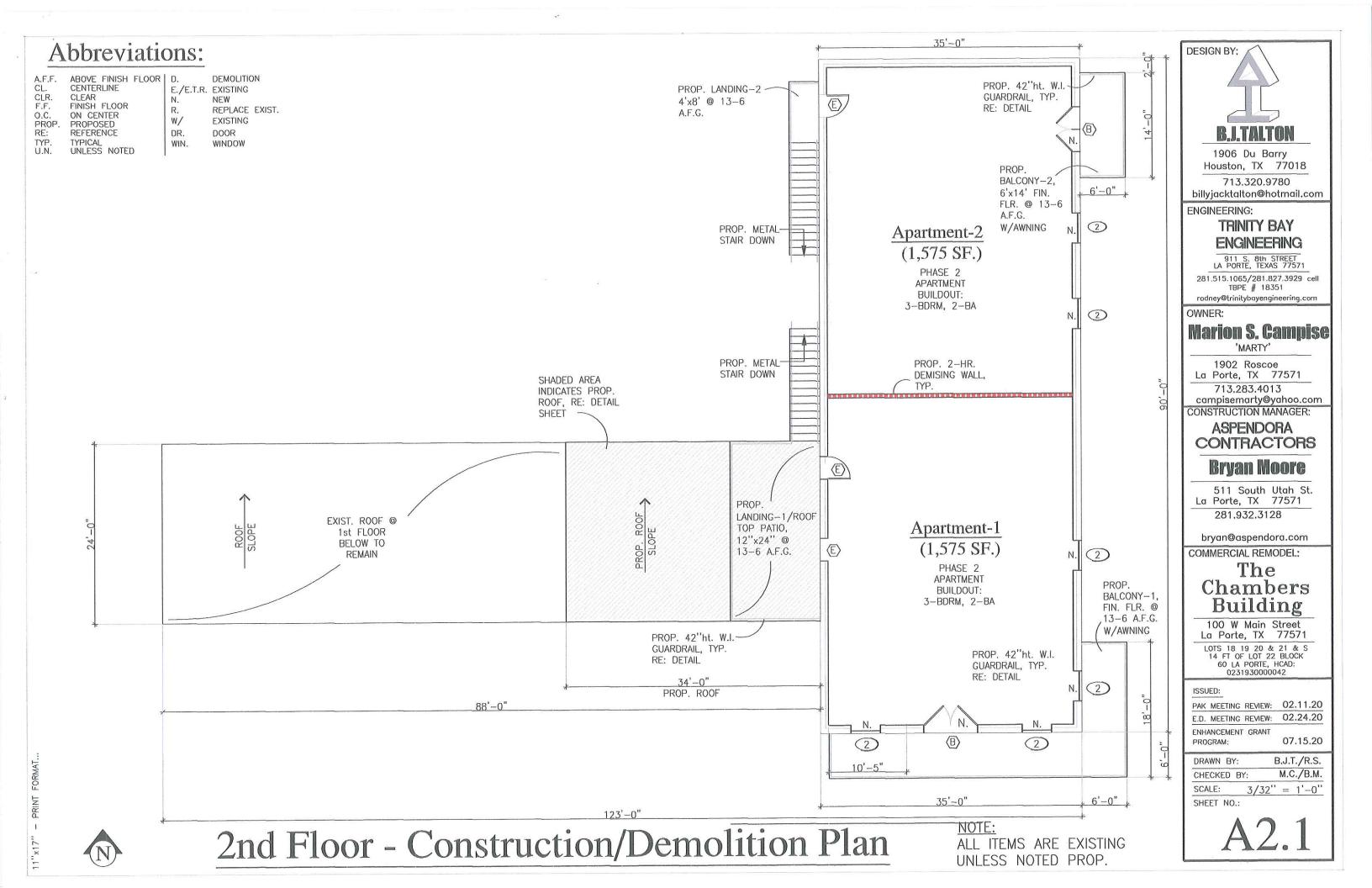
CHECKED BY: SCALE:

3/32'' = 1'-0''SHEET NO .:

Demolition Plan

ALL ITEMS ARE EXISTING UNLESS NOTED PROP.





#### Finish Material Specifications:

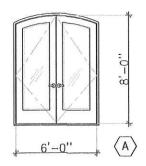
MATERIAL	SPECIFICATIONS
CONC-1	EXPOSED CONCRETE SLAB
PT-1	1-COAT PRIMER, 2-COATS SEMI-GLOSS, LATEX ENAMEL B66-200 SERIES (SEMI-GLOSS) BY SHERWIN WILLIAMS
GYP. BD1	5/8" TYPE 'X' GYPSUM BOARD

#### Room Finish Schedule:

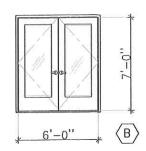
FLOOR	WALL	WALL	EAST WALL	WEST WALL	CEILING
CONC-1	PT-1	PT-1	PT-1	PT-1	GYP. BD1
<del> </del>	<del> </del>				
	CONC-1	CONC-1 PT-1	CONC-1 PT-1 PT-1	CONC-1 PT-1 PT-1 PT-1	CONC-1 PT-1 PT-1 PT-1 PT-1

## Door Types

- 1. DOOR HARDWARE SHALL HAVE LEVER HANDLES OR EQUIVALENT MOUNTED NOT MORE THAN 42" ABOVE FINISHED FLOOR, MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE NOT MORE THAN 8.5 POUNDS AND NOT MORE THEN 5 POUNDS FOR INTERIOR DOORS.
- 2. GENERAL CONTRACTOR & SUB-CONTRACTORS TO MEET TEXAS ACCESSIBILITY STANDARDS,
- 3. 1-3/8" SOLID CORE WOOD DOOR, TYP. U.N. BIRCH W/STAIN GRADE WHITE PINE DOOR JAMB & STANDARD WEDGE TRIM 3 PAIRS OF HINGES (SCHLAGE HARDWARE)



(PR) 3080 1/2 ARCHED WOOD DOORS ALUMINUM FRAME WEATHERSTRIP **THRESHOLD** 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET WIND RATED @ 150 MPH



(PR) 3070 WOOD DOORS ÀLUMINUM FRAME WEATHERSTRIP THRESHOLD 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET WIND RATED @ 150 MPH

#### Window Types

Rating: R65-R80, C80-HC100 Water Penetration Resistance: 12.0 PSF Air Infiltration at 25mph: 0.03 CFM

**ENERGY RATING FACTORS:** Glass: Low E / Argon Thermal Transmittance (U Factor): 0.028 Solar Heat Gain (SHGC): 0.29 Visible Light Transmittance (VT): 0.49

Condensation Resistance Factor: 63.0

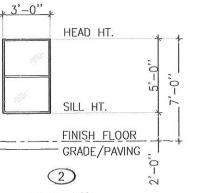
1st FLOOR WINDOWS: WIND RATED W/150 MPH IMPACT RESISTANT GLASS

# HEAD HT. SILL HT. FINISH FLOOR GRADE/PAVING (1)

PROP. 3050 ALUMINUM STOREFRONT FIXED WINDOW LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT



3070 ALUMINUM STOREFRONT ALUMINUM FRAME WEATHERSTRIP THRESHOLD 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET LOCKSET (ADA LEVER TYPE) CLOSURE WIND RATED @ 150 MPH



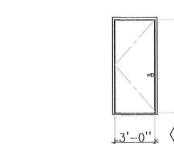
PROP. 3050 SINGLE HUNG LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT

RATED WINDOW

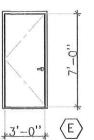
 $\langle D \rangle$ 

3'-0"

WIND RATED @ 150 MPH



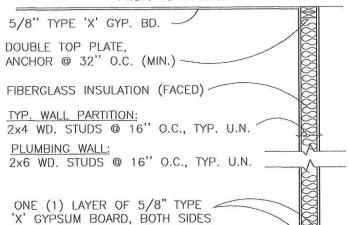
3070 HOLLOW METAL DOOR ALUMINUM FRAME ALUMINUM FRAME WEATHERSTRIP WEATHERSTRIP **THRESHOLD** THRESHOLD SCHLAGE TYPE KEY SET SCHLAGE TYPE KEY SET LOCKSET (ADA LEVER TYPE) CLOSURE CLOSURE.



3070 SOLID CORE WOOD DOOR LOCKSET (ADA LEVER TYPE)

WIND RATED @ 150 MPH

#### PROP. WD FRAMING

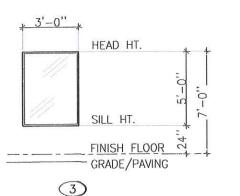


ANCHOR BASE PLATE @ 32" O.C. TREATED 2x BASE PLATE

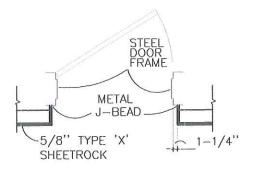
FLOOR COVERING AS SCHEDULED

# Wall Partition 'AA'

(N.T.S.)



PROP. 3050 ALUMINUM STOREFRONT FIXED WINDOW LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT



Metal Door Return



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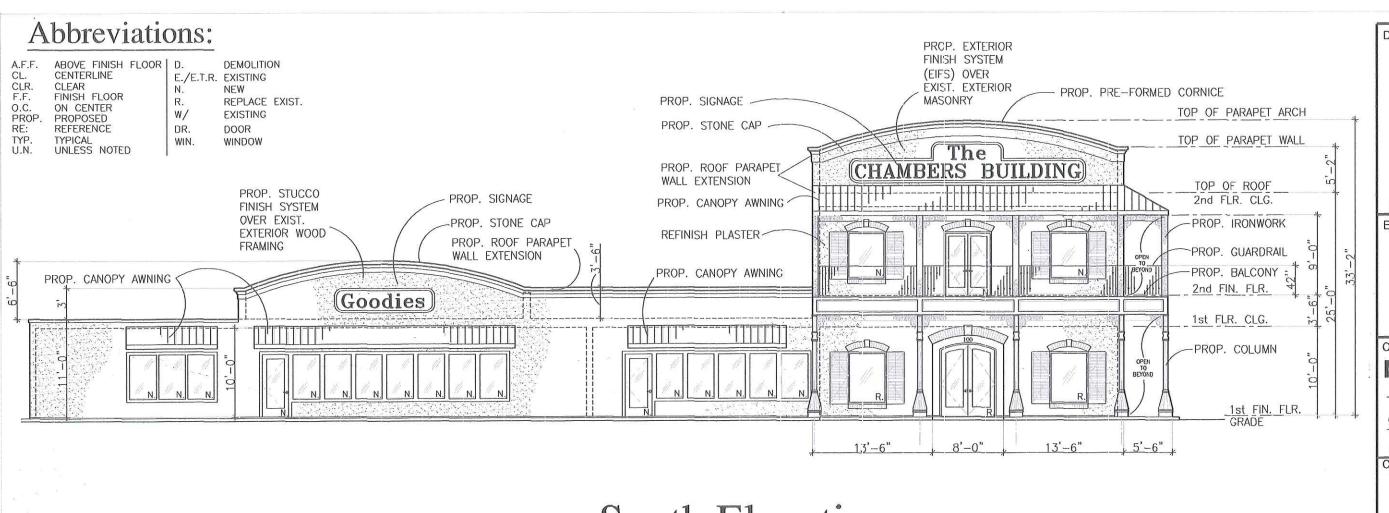
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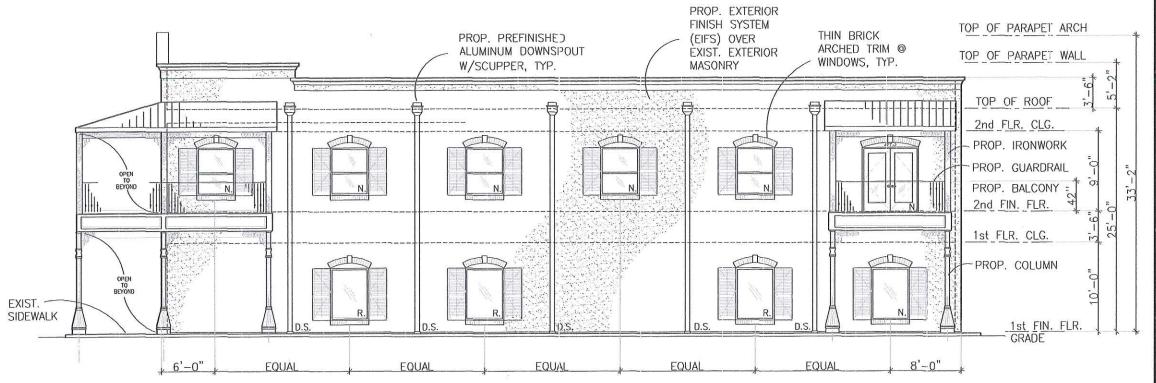
SHEET NO .:

B.J.T./R.S. DRAWN BY: M.C./B.M. CHECKED BY: SCALE: 3/32'' = 1'-0''

07.15.20



# South Elevation



East Elevation

DESIGN BY:

B.I.TALTON

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# ASPENDORA CONTRACTORS

## **Bryan Moore**

511 South Utah St. La Porte, TX 77571 281.932.3128

bryan@aspendora.com

COMMERCIAL REMODEL:

## The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD: 0231930000042

ISSUED:

PAK MEETING REVIEW: 02.11.20
E.D. MEETING REVIEW: 02.24.20

07.15.20

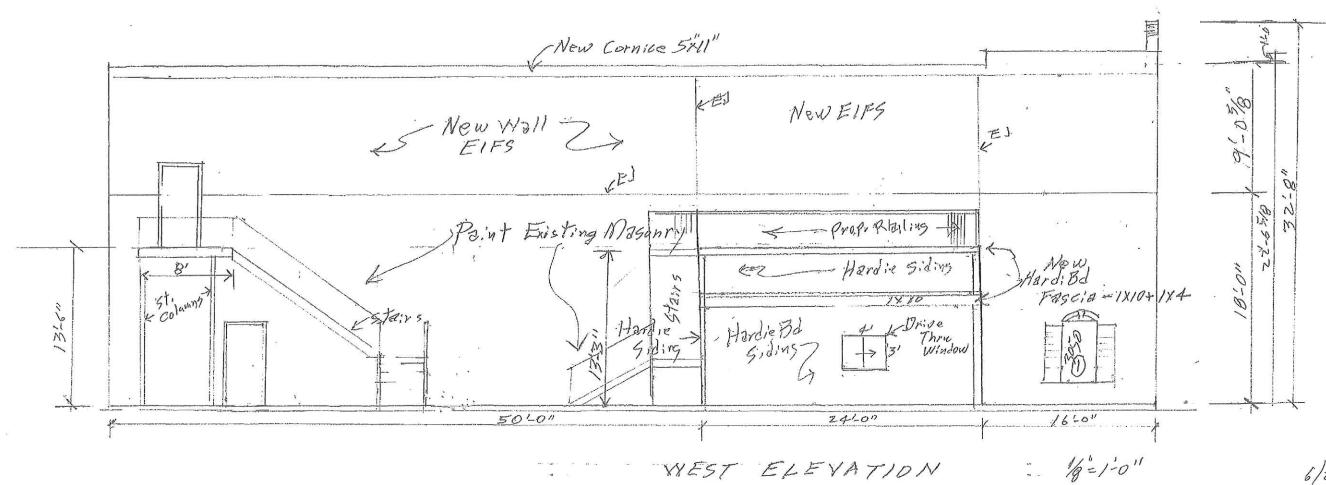
ENHANCEMENT GRANT PROGRAM:

DRAWN BY: B.J.T./R.S. CHECKED BY: M.C./B.M.

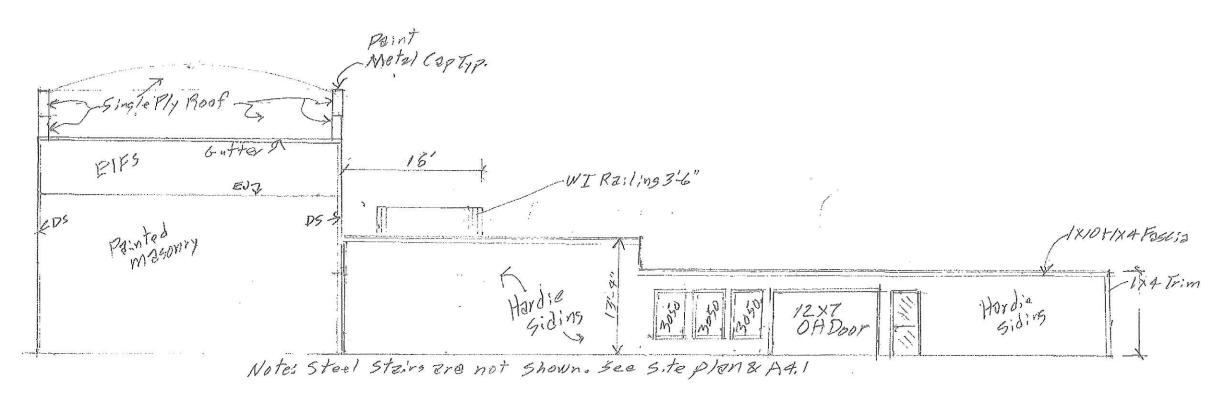
SCALE: 3/32'' = 1'-0''SHEET NO.:

A

A4



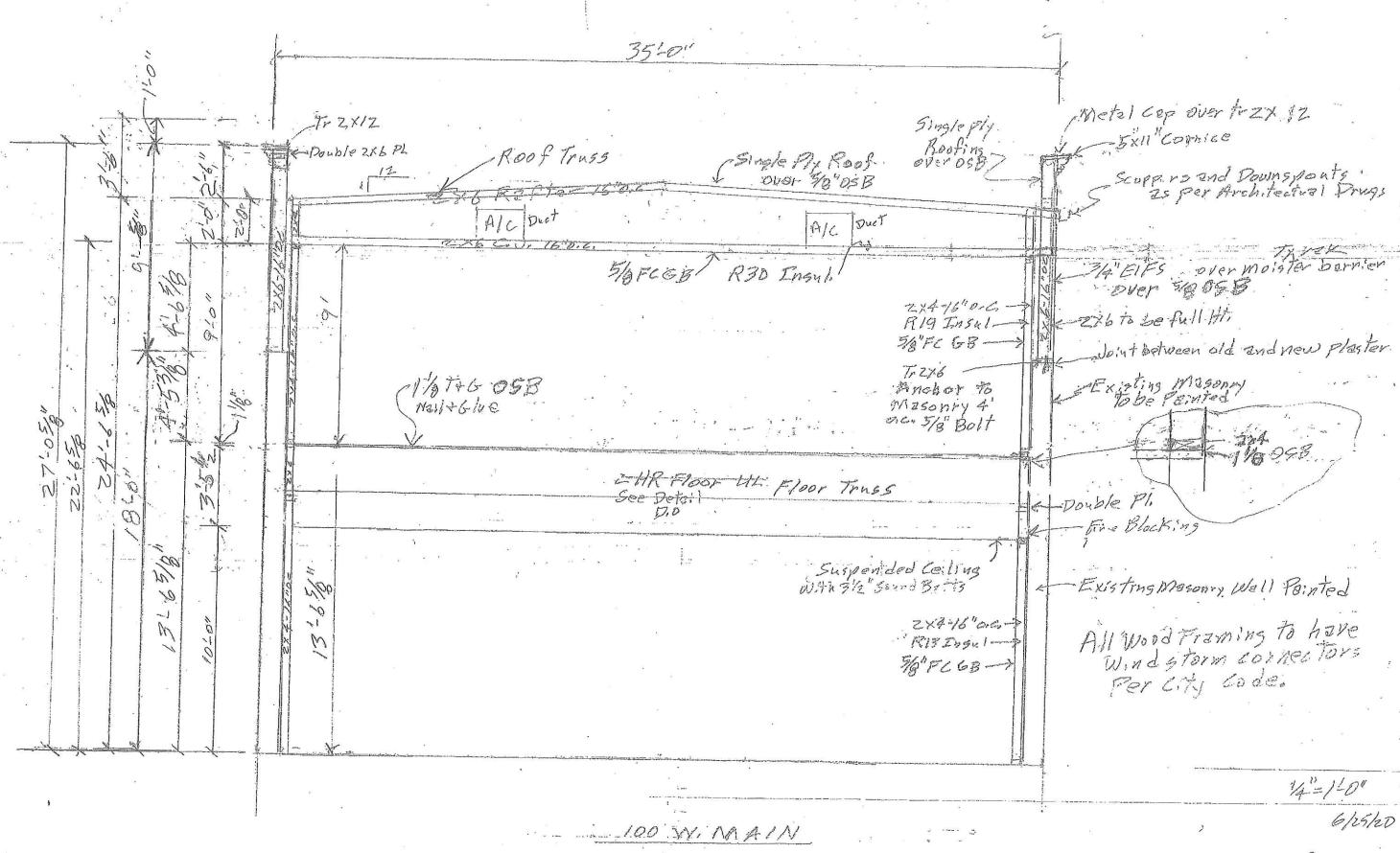
6/25/20



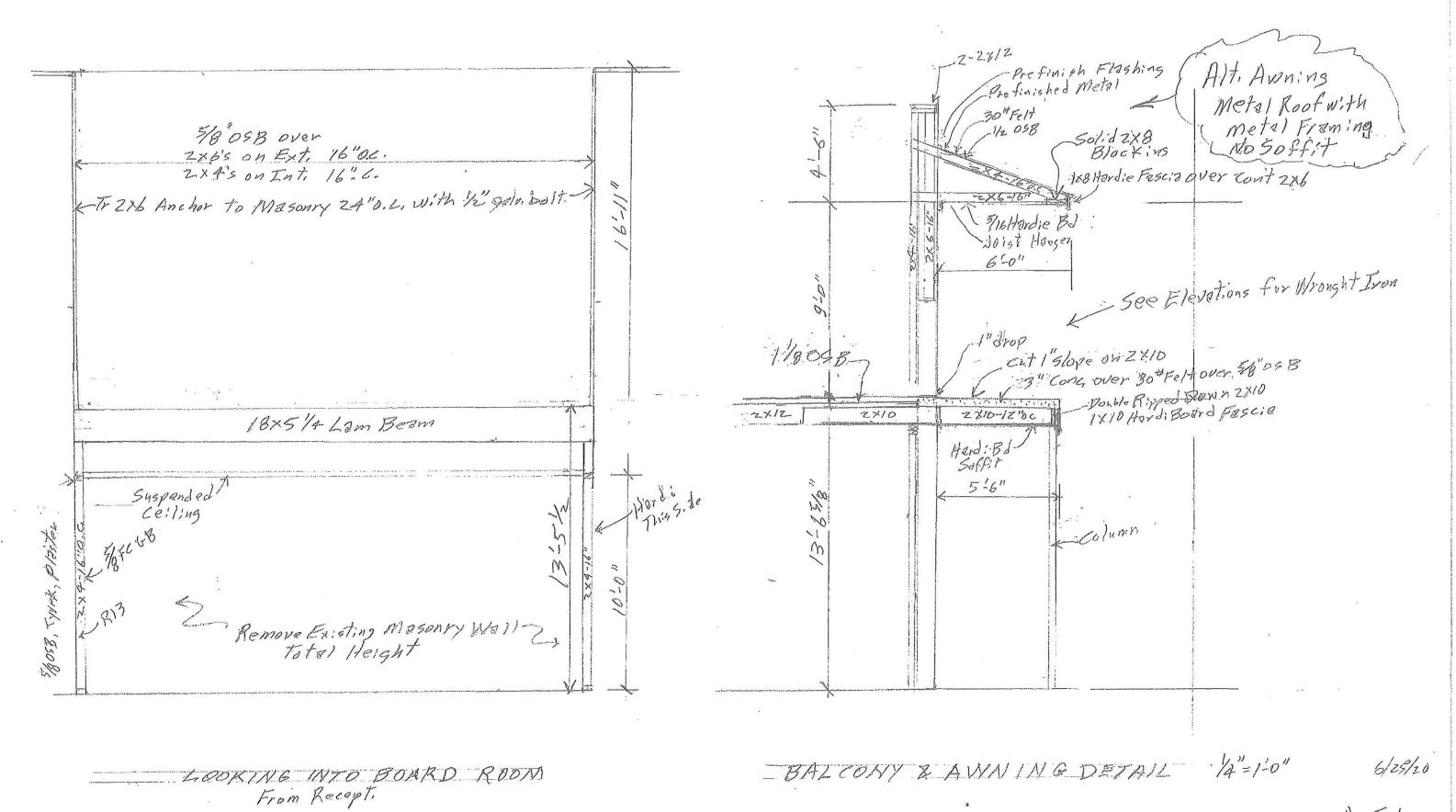
North Elev.

6/25/20

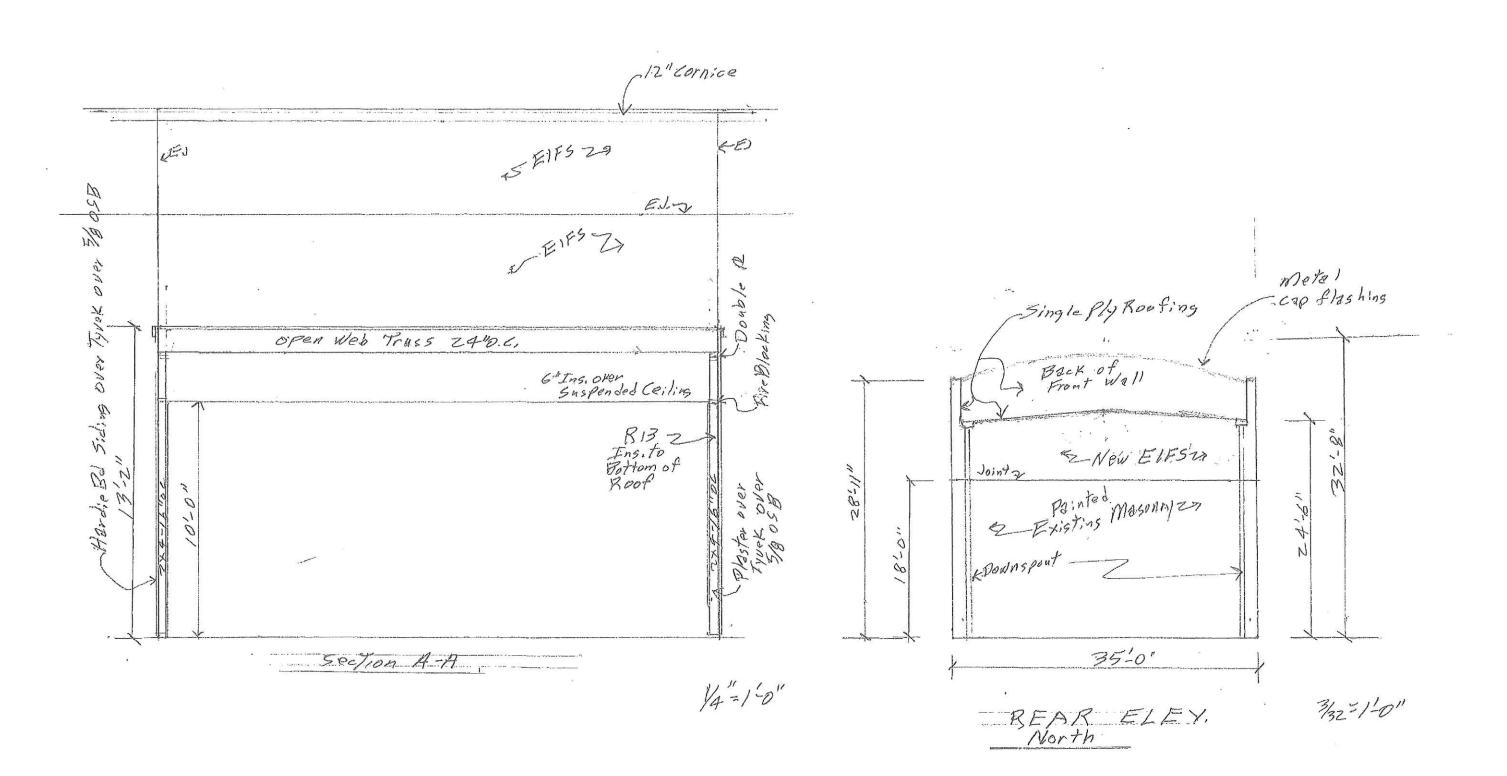
A4.2



A5.0



A5.1



6/25/20

A5.2

16 ther New Single Ply Roof New Single Ply Roof 88-0" Roof Plan 15.3

6/25/20

3/32=1-0"

2 4 "QC, 2.4"0,6, 88.0" 6/25/20 Roof Trussos 100 WAST 18/10/10

88-0" 6/25/20 Floor Trusses 35-0"

# **Partitions**

#### Wood Framed



2 Hour Fire-Rated Construction:	Chase Walls		Acou	Reference	
Construction Detail	Doscription	Test Number	STC	Test Number	Index
10"	base layer 1/4" Sheerrock gypsum panels     face layer 1/2" Sheerrock Firecode Core gypsum panels, laminated to base layer     2 x 4 wood sluds 16" o.c.	GA-WP-5510			A-75
	◆ 5/8" Sheetrock Frucode Core gypsum	GA-WP-3820	51	RAL-TL-69-214	A-76
101/2"	panels or Firmock panels  — 2 rows 2 x 4 wood studs 16" o.c. on separate plates 1" apart  — joints finished	*	56	USG710120 Based on 3-1/2" thick insulation in one cavity	
	* ·, *		58	GA-NGC-3056	
13055 3051 2500 2500 2500 2500 2500	● 5/8" Sheetrock Firecode C Core gypsum	GA-WP-3910	47	RAL-TL-69-211	A-77
	panels or FireRock panels  — 2 x 4 wood studs 16" o.c. on 2 x 6 common plate  — Joints finished		51	GA-NGC-2377	
	1/2" Dusock brand cement board and 1/4" ceramic tile     Two rows 2 x 4 16" o.c. on 2 x 8 common plate     3-1/2" THEMMERER SAFB both cavities     joints taped     load-bearing up to 50% allowable design load	WHI-495-0505 and 0508	50	SA-840523	A-78
2 Hour Fire-Rated Construction	Area Separation Walls				
† 3½°	1" Sheerook gypsum liner panels     2" USG H-Studs 24" o.c.     minimum 3/4" air space both sides separating liner panels from adjacent construction	GA-ASW-1000			A-79
	Separation wall (non-loadbearing)	UL Des U336	46	RAL-TL-88-353	A-80
11/2*	1" SHERROCK gypsum liner panels     2" LISG H-Studs 24" o.c.     Protected wall (bearing or non-loadbearing) of wood or steel studs each side min 3/4" from liner panels		54	RAL-TL-88-348 Based on 2" mineral wool batt on one side	
	v 1/2" Sketkock gypsum panels		57	RAL-TL-88-351 Based on 2 x 4s and 3" mineral wool batt on one skle	
a H			58	RAL-TL-88-347 Based on 2 x 4s and 2" mineral wool bail on both sides	
	Note These systems do not provide a fire rating for adjacent wood- or steel-framed walls.		60	RAL-TL-88-350  Based on 2 x 4s and 3" mineral wool batt on both sides	

## FLOOR-CEILING SYSTEMS, WOOD-FRAMED

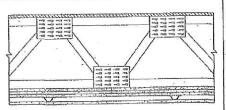
#### GA FILE NO. FC 5751

GENERIC

#### WOOD FLOOR, WOOD TRUSSES, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

Base layer 5/8" type X gypsum wallboard applied at right angles to 18" deep parallel chord wood 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. Second layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furning channels 24" o.c. applied at right angles to trusses over third layer with two 2 1/2" long Type W drywall screws at each truss. Face layer 5/8" type X gypsum wallboard applied at right angles to furning channels with 1 1/8" Type S drywall screws 12" o.c. Wood trusses supporting 3/4" T & G edge plywood floor applied at right angles to trusses with 8d nails 6" o.c. at joints and 12" at intermediate trusses. Ceiling provides two-hour fire-resistance protection for wood framing.

#### 2 HOUR FIRE



Approx. Ceiling

Weight:

12 psf UL R4024, 00NK26545, 4-27-01, Fire Test:

UL Design L556

Students,	EBT, and Medicaid cardholders save 50% on Prime
Tools & Home Improvement > Lighting & Celling	Fans > Wall Lights
	Craftmade ZWRAP-TB Fluted Direct Burial Post Wrap, Textured Matte Black by Craftmade 3 answered questions  Price: \$144.00 & FREE Shipping  Get \$10 off instantly: Pay \$134.00 upon approval for the Amazon Prime Store Card.  Color: 22.5  • Dimensions - 22.5" Height • Can be used in damp locations • Cast Aluminum  • See more product details  New (5) from \$144.00 + FREE Shipping
	Report incorrect product information.

Deliver to Bryan La Porte 77571

Tools & Home Improvement

Click image to open expanded view

& Orders

Prime Video Bryan's Amazon.com Customer Service Best Sellers Browsing History \*\*

Lighting & Celling Fans



Tools & Home Improvement

- · Dimensions 22.5" Height
- · Can be used in damp locations
- Cast Aluminum
- See more product details

\$144.00

& FREE Shipping

Arrives: July 6 - 9

Fastest delivery; July 2 - 8

in Stock.

Qty: 1

Add to Cart

**Buy Now** 

Secure transaction

Ships from and sold by Haus Appeal.

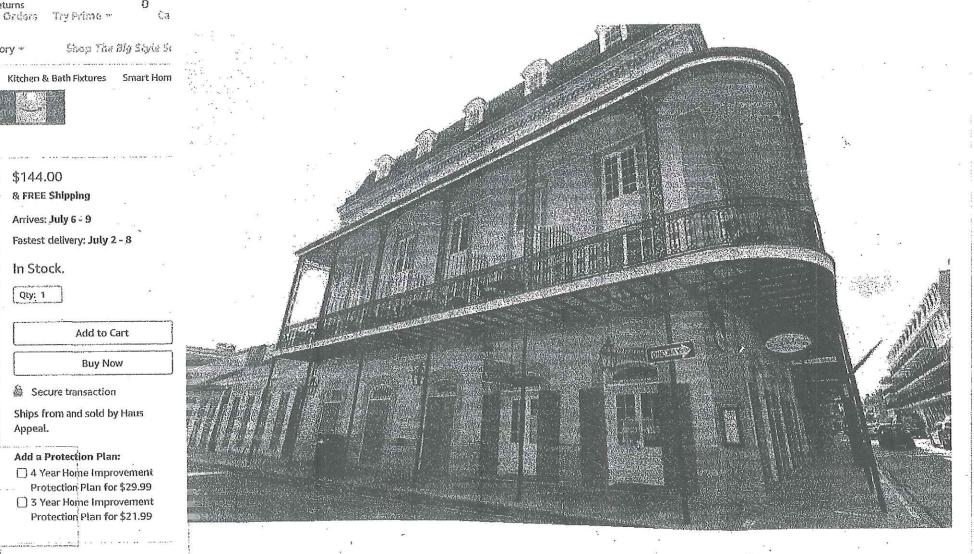
Add a Protection Plan:

- 4 Year Home Improvement
- Protection Plan for \$29.99 3 Year Home Improvement

Protection Plan for \$21.99

Deliver to Bryan - La Porte 77571

Addtalist



## La Porte Development Corporation Project Scorecard -- PRIORITIES

<u>Project Type</u>	P	Project's PRIORITY Value (Up to 10) <sup>1</sup>	Project's 10 Year Tax or PILOT Revenue <sup>2</sup>	Project's Multiplier Value (Up to 4) <sup>3</sup>	# of New Full Time Jobs	Full Time Job Avg. Value <sup>4</sup>	Project's Existing 10 Year Incentives <sup>5</sup>	Regression Analysis <sup>6</sup>	Estimated Incentive Value <sup>7</sup>	Incentive Value Allowed by Tax Abatement Policy <sup>8</sup>	% Allowed by Tax Abatement Policy
New Retail/Restaurant Dev. (Higher)	Α	10	\$3,420,000	2	0.0	0.0	\$0	342.0	\$2,565,000	\$355,000	50%
Palais Royal	A1	10	\$471,000	2	16	0	\$0	47.1	\$353,250	\$17,750	50%
Retail or Restaurant Re-Development/ Blight Removal/EHG (Higher)	В	9	\$684,000	1	0	0	\$0	30.8	\$230,850	\$71,000	50%
Pipeline Grill	B1	9	\$846,628	2	100	0	\$0	76.2	\$571,474	\$11,657	50%
Fischer's Hardware	В2	9	\$210,500	2	8	0	\$0	18.9	\$142,088	\$17,750	50%
Quality Waterfront Development	С	8	\$1,532,500	2	0	0	\$0	122.6	\$919,500	\$133,125	50%
Main Street Improvements	D	7	\$648,500	3	0	0	\$0	68.1	\$510,694	\$62,125	50%
Bank Building Remodel	D1	7	\$35,500	3	8	0.1	\$0	3	\$22,365	\$8,875	50%
Micro-Brewery (Purchase)	D2	7	\$105,500	2	12	0.1	\$0	9	\$66,465	\$8,875	50%
New Retail/Restaurant Dev. (Lower) - Rob Johnson/Dollar Tree	E	6	\$826,000	1	0	0	\$0	24.8	\$185,850	\$106,500	50%
Retail or Restaurant Re-Development/ Blight Removal/EHG (Lower)	F	6	\$121,000	1	0	0	\$0	3.6	\$27,225	\$3,550	50%
El Toro	F1	6	\$542,000	2	12	0	\$0	32.5	\$243,900	\$35,500	50%
Industry - NEW Development (Higher) - INEOS Unit #1 - \$250 Million	G	5	\$11,182,500	4	24	0.125	\$4,579,500	396	\$2,971,350	\$2,662,500	10%
INEOS Unit #2 - \$500 Million	G1	5	\$22,365,000	4	60	0.125	\$9,159,000	1981	\$14,856,750	\$2,662,500	10%
Project Regulate	G2	5	\$1,136,000	3	40	0.125	\$0	85	\$639,000	\$56,800	10%

ACT Turbo (New Industry)	G3	5	\$426,000	3	73	0.13	\$0	61	\$454,808	\$21,300	10%
NEW Office/HQ - InterGulf Corporation	Н	4	\$142,000	4	30	0.15	\$0	10	\$76,680	\$7,100	10%
NEW Office/Regional - Richard Industrial Group	1	4	\$10,650	4	75	0.15	\$0	2	\$14,378	\$1,775	10%
Industry - NEW Development (Lower) - Sector 23 (Original)	J	3	\$568,000	4	35	0.1	\$0	24	\$178,920	\$28,400	10%
Sector 23 (Latest)	J1	3	\$1,278,000	4	72	0.1	\$0	110	\$828,144	\$28,400	10%
Industry - RETENTION/EXPANSION (Higher) - ACT Turbo (Expansion)	К	3	\$426,000	3	73	0.13	\$0	36	\$272,885	\$21,300	10%
Industry - RETENTION/EXPANSION (Lower)	L	2	\$710,000	3	15	0.075	\$0	5	\$35,944	\$35,500	10%
Airport Re-Development	M	1	\$177,500	2	30	0.1	\$0	1	\$7,988	\$8,875	10%

#### Notes:

- 1. Staff assigned prioritized values, from a maximum of 10 to a minimum of 1, based upon his understanding of the City Council and 4B Board's values for various types of projects.
- 2. The values in this column include revenues from property taxes, business personal proeprty taxes, and sales taxes.
- 3. Staff assigned a value, from a maximum of 4 to a minimum of 1, for each project. A value of 4 means that the project will have a significant multiplier effect to bring new money and/or people into our local economy. A value of 1 means that the project will have little or no multiplier effect to bring new money and/or people into our local economy.
- 4. Staff assigned a value, from a maximum of **0.15** to a minimum of **0.075**, for each type of "primary job" associated with each project type. A value of **0.15** was assigned to higher paying, white collar, engineering design, or executive positions. A value of **0.125** was assigned to highly skilled positions for a process technician and/or advanced manufacturer. A value of **0.10** was assigned to skilled positions. A value of **0.075** was assigned to unskilled positions.
- 5. Data in this column identifies all other local incentives, like PILOT abatements under an existing IDA or scheduled TIRZ reimbursements, that any project may be entitled to receive.
- 6. The formulas in this column represent staff's best estimate using regression analysis to tie together all the columns of data. Important assumptions of the formulas are as follows:
  - x Retail projects are **five** times (5x) more attractive to the community than industrial projects. For reference, please see page #6 of La Porte's enclosed Tax Abatement Policy.
  - x Each "project type" is **not** equal to every other project type. Therefore, each project type's priority value is included in the formula.
  - The value of incentives that a project is already scheduled to receive, and is shown in the "Project's Existing 10 Year Incentives", must be deducted from the total tax/PILOT revenue that the project is expected to generate, which is shown in "Project's 10 Year Tax or PILOT Revenue".
  - x Each project's value to create a "multiplier effect" on our local economy should be included. See the values listed under "Project's Multiplier Value (Up to 4)" above.
  - x Each value in the column for "Regression Analysis" is divided by 1 million to make the values under "Regression Analysis" smaller, more manageable, and easier to compare.

The two (2) basic formulas used in "Regression Analysis" are as follows:

- (a) For all Retail, Restaurant, Re-Development, and Waterfront Projects, "Project's PRIORITY Value (Up to 10)" x 5 times "Project's 10 Year Tax or PILOT Revenue" "Project's Existing 10 Year Incentives" times "Project's Multiplier Value (Up to 4)" divided by 1 million.
- (b) For all Industry and Office Projects, "Project's PRIORITY Value (Up to 10)" x 1 times "Project's 10 Year Tax or PILOT Revenue" "Project's Existing 10 Year Incentives" times "Project's Multiplier Value (Up to 4)" divided by 1 million.
- 7. The values in this column are simply the value from the column called "Regression Analysis" times \$7,500.
- 8. Data in this column shows the value of incentive recommended for each project type, according to the La Porte's current Tax Abatement Policy.

Projects identified in dark green text represent projects that have either already been awarded an incentive grant, or staff has good estimates for the projects. All other projects are completely "hypothetical".

- A. Hypothetical \$20 million retail/restaurant/mixed use development project with \$10 million in annual retail sales.
- A1. Palais Royal \$1 million property value with \$2 million in annual retail sales.
- B. Hypothetical \$4 million project with \$2 million in annual retail sales.
- B1. Pipeline Grill \$1.2 million in commercial property with \$4 million in annual retail sales.
- B2. Fischer's Hardware \$1.5 million in commercial property with \$520,000 in additional, annual retail sales.
- C. Hypothetical \$7.5 million with \$5 million in annual retail sales.
- D. Hypothetical \$3.5 million with \$2 million in annual retail sales.
- D1. Micro-Brewery (Lease) \$500,000 in commercial property value, \$350,000 in annual retail sales, 12 full time employees, and rent of \$48,000/year for five years.
- D2. Micro-Brewery (Purchase) \$500,000 in commercial property value, \$350,000 in annual retail sales, and 12 full time employees
- E. Rob Johnson/Dollar Tree \$6 million project with \$2 million in annual retail sales.
- F. Hypothetical \$1 million project with \$250,000 in annual retail sales.
- F1. **El Toro** \$2 million in new commercial property, plus \$2 million in additional, annual retail sales.
- G. INEOS USA, LLC Unit #1, \$250 million investment, 84 highly skilled, full time jobs, 20% IDA for years #1-6, 63% IDA for years #7-10.
- G1. INEOS USA, LLC Unit #2, \$500 million investment, highly skilled, full time jobs, 20% IDA for years #1-6, 63% IDA for years #7-10
- G2. **Project Regulate** \$16 million investment, with at least 40 (to 60 within 5 years) highly skilled, advanced manufacturing, full time jobs. (**Note: Project would be in the TIRZ**).
- G3. ACT Turbo (New Industry) \$6 million investment with 73 new, highly skilled, advanced manufacturing, full time jobs.
- H. InterGulf Corporation \$2 million investment with 30 white collar, higher paying, full time jobs.
- I. Richard Industrial Group \$500,000 investment with 75 white collar, higher paying, full time jobs. (Note: the 10 year PILOT is based on 3 years, equal to the term of the lease, rather than the usual 10 year timeframe.)
- J. Sector 23 (Original) \$8 million investment and 35 full time, skilled jobs assuming 15 buildings, 3 employees per building, and minus 10 employees per the development agreement.
- J1. Sector 23 (Latest) \$18million investment and est. 72 full time, skilled jobs assuming 18 buildings, 4 employees per building.
- K. ACT Turbo (Expansion) \$6 million investment with 73 new, highly skilled, advanced manufacturing, full time jobs.
- L. Hypothetical Warehouse/Distribution, \$10 million investment, 15 unskilled, full time jobs.
- M. Hypothetical Airport expansion, \$2.5 million city participation/investment with 30 skilled, full time jobs.

# Classifieds

LEGAL/PUBLIC NOTICES \$10.50 per column inch

LIQUOR LEGAL NOTICES

\$11.50 per column inch

#### LEGAL NOTICES

ITT 1320 W Tyler St. La Porte, TX 77571 832-403-9586 VSF# 0648738 www.tdlr.texas.gov RED GO CART Vin#

LXDACJANSF1B00462 Total Charges: \$775.91 If the vehicle is not claimed 30 days after the date this notice is sent gives this vehicle storage facility the right to dispose of the vehicle. Additionally failure to claim the vehicle is a wavier of all right, title, or interest in the vehicle and personal Property and a consent to sell the vehicle at a public sale.

FOR SALE - AUTO

#### 2003 Ford Quad Cab F150

Leather Interior, Great Condition, Body and interior ingreat shape. Solid engine and trans. Cold A/C

> \$4975 obo 281-413-3850

> FOR SALE - MISC

#### **FOR SALE**

15 Sheets of 1/2 Inch Plywood. **Used to cover** windows for storms.

\$20 for all 281-471-6131

WANTED

#### WANT TO BUY RESIDENTIAL **LOTS**

La Porte & Surrounding Areas Call

832-423-9055



#### FOR SALE

## For Sale

Forest Park 2 Burial Spaces in The Garden Of Valor Lot #12 Spaces 5 and 6 2 Opening and 2 Closings Plus a VA Marker

> Today's total cost \$6,150 **Asking \$4,000**

> > Call 281-333-5804

#### HELP WANTED

## **Facilities Manager**

The job of Facilities Manager for Today's Harbor for Children was established for the purpose of planning, organizing and directing the maintenance, repair and alteration of buildings and grounds.

Facilities Manager will be expected to manage and mentor their immediate staff and develop a good working relationship with all other staff members while working closely with other Management employees

- Develop and implement a plan of action for all maintenance projects
- Manage and supervise maintenance staff and delegate work orders efficiently
- Communicate and report campus needs to the President & CEO and management staff
- Assist in creating budget
- Cottage and grounds maintenance

**Send Resume To:** Today's Harbor for Children 514 Bayridge Rd

La Porte, Texas 77571 or email resume to: aberry@todaysharborforchildren.org

TodaysHarborForChildren.org

## **Kitchen Services**

As Kitchen Services you will manage the day-to-day operations of the kitchen by preparing, cooking, and serving nutritional meals and snacks that are in accordance with the established guidelines and schedules for the National School Lunch Pro-

- Ordering Food and Supplies
- Maintain National School Lunch Program
- Kitchen, Pantry, and Freezer Maintenance
- Kitchen Setup and Breakdown

As Kitchen Services you will be responsible for ensuring all areas of the kitchen, food prep, and food storage areas are clean and properly sanitized. This includes but will not be limited to washing dishes and cooking equipment, cleaning floors, sanitizing countertops and cutting boards, and maintain all areas to health code standards.

- Prepare food according to planned menus, using approved recipes and safe food handling procedures
- Determine the quantities of food to be prepared daily
- Order supplies that are in compliance with the NSLP guidelines
- · Inspect food and supplies shipments by verifying orders and signing off on invoices
- Work closely with the Campus Life Director to ensure relief cottages are stocked with food, drinks and toiletries
- · Track daily breakfast, lunch and snack

**Send Resume To:** Today's Harbor for Children 514 Bayridge Rd La Porte, Texas 77571

or email resume to: aberry@todaysharborforchildren.org

TodaysHarborForChildren.org

# **SALES**

The Bay Area Observer is looking for a commission based advertising sales representative!

If you are a self starter with the ability to work independently, possess excellent time management and phone skills, have a passion for making a difference in the community, possess the ability to earn client trust, We would like to talk to you!

Email resume to: editor@bayareaobserver.com

or mail to: Bay Area Observer, P.O. Box 82, La Porte, TX 77572

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# The Bay Area Observer

is an advertising vehicle that delivers

Expand your reach through a strategic advertising plan that will help you buildyour customer base

> TO GET STARTED CALL 281-402-5033

or email: editor@bayareaobserver.com

# **PUBLIC NOTICES**

To Place Legal and Public Notices: Email editor@bayareaobserver.com or Call 281-907-3140

The City of La Porte Sealed Bid #20011 – Broadway Trail Lighting Project-Phase I will be accepted until 2:00 p.m. CST on Tuesday, March 31, 2020 at the City Hall information desk located at 604 W. Fairmont Pkwy., La Porte, Texas 77571. Solicitations will be opened and read immediately following the closing hour. Information to register and bid visit: www. publicpurchase.com . For questions, contact purchasing@laportetx.gov.

The City of La Porte Request for Proposal #20504 - Fleet Maintenance Software will be accepted until 2:00 p.m. CST on Thursday, April 2, 2020 at the City Hall information desk located at 604 W. Fairmont Pkwy., La Porte, Texas 77571. Proposals will be opened and read immediately following the closing hour. Information to register and bid visit: www. publicpurchase.com . For questions, contact purchasing@laportetx.gov.

The City of La Porte Request for Proposal #20505 – Residential Solid Waste Collection will be accepted until 2:00 p.m. CST on Thursday, March 26, 2020 at the City Hall information desk located at 604 W. Fairmont Pkwy., La Porte, Texas 77571. Proposals will be opened and read immediately following the closing hour. Information to register and bid visit: www.publicpurchase.com . For questions, contact purchasing@laportetx.gov.

> Notice to Bidders Sealed Bid Project #2020-02 Disposal of Municipal Sludge

Sealed Request for Proposals for Disposal of Municipal Sludge, Seabrook Project No. 2020-02 will be received until 2:00 PM on March 24, 2020 by the Purchasing Coordinator, Ashish Patel, 1700 First Street, Seabrook, Texas 77586. Bids must be received and time stamped by the Purchasing Coordinator prior to the aforementioned time, when they will be publicly opened and read aloud in City Council Chambers. No late bids will be accepted. Bidding documents may be obtained at Seabrook City Hall or by contacting the Purchasing Coordinator, Ashish Patel through email apatel@seabrooktx.gov. No pre-bid conference will be held.

The City of Seabrook hereby notifies all BIDDERS that in regard to any agreement entered into pursuant to this advertisement, minority business enterprises will be afforded equal opportunities to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, age, religion, or national origin in consideration for an award.

Until final award of the Contract, City of Seabrook reserves the right to reject any or all Bids, to waive irregularities or technicalities, to re-advertise, or to proceed to do the work otherwise when in the best interest of the City of Seabrook.

#### **Notice of Proposed Project of the** La Porte Development Corporation Board (Type B)

100 W. Main Street Renovation Project: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project and is considering granting an incentive to an eligible business enterprise in an amount not to exceed \$85,000.00. The purpose of the project is to promote and develop new and expanded business enterprises, specifically for site, infrastructure, and related improvements at 100 West Main Street, which location is legally described as Lots 18, 19, 20, & 21 & the South 14 feet of Lot 22, Block 60, Town of La Porte Subdivision

In accordance with Texas Local Government Code 505.160 the public has a right to gather a petition to object to the proposed projects by requiring an election. The petition must request that an election be held before the project is undertaken and must be signed by more than ten percent (10%) of the registered voters of the City of La Porte. The petition must be received by the City of La Porte not later than the sixtieth (60th) day after the publication of this notice.

Please reach out to Ryan Cramer, Economic Development Coordinator at CramerR@La-PorteTX.Gov or 281-470-5016 with any questions or comments you may have.

**TexSCAN** Week of Feb. 23, 2020

#### **ACREAGE**

Hunting/investment/recreational property. We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Verde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. Call toll-free or email for individual prices and terms, www.ranchenterprisesltd.com, 800-876-9720.

#### **AUCTION**

Special Replacement Spring Female Sale, Sat. Feb. 29, noon, Hallettsville Livestock Commission Co., Hallettsville, TX. Brangus, Braford, Crossbred, Brahman; Bred, Pairs, Open Heifers. 361-293-4949 or 361-293-8116

## **CHARITY**

Donate a boat or car today to Boat Angel. 2-Night Free Vacation. Sponsored by Boat Angel Outreach Centers to stop crimes against children. 800-700-BOAT, www.boatangel.com.

#### **EVENTS**

Run With Sam 5K, 8 a.m., Sat. Feb. 29, Sam Houston State University, Huntsville, TX. Sponsored by Wiesner Huntsville, The Huntsville Item, Red Dirt Hurricane Outlaw Energy, Texas Press Association, Ink Slingers, Insomnia Cookies and Sam Houston State University. \$20 Registration, Register at www.RunWithSam.org. For more info email runwithsam1793@gmail.com.

Southeast Texas Boat, Sport & RV Show, Feb. 28-29 & March 1, Ford Park, Beaumont, TX. The place to buy your new Boat or RV. See 31 boat brands and 50 RV brands in one location. SouthEastTexasBoatRVShow.com.

Golden Triangle Home and Garden Show, Feb. 28-29 & March 1, Ford Park, Beaumont, TX. Everything for the Home. See a multitude of home improvement professionals in one location. GoldenTriangleHomeAndGardenShow.com

#### HUNTING

GOT LAND? Our Hunters will Pay Top \$\$\$ to hunt your land. Call for a FREE info packet & Quote. 1-866-309-1507, www.BaseCampLeasing.com.

#### LEGAL ASSISTANCE

Mesothelioma may occur 30 to 60 years after exposure to asbestos. Many workers were exposed from the 1940s through the 1970s. Industrial and construction workers, along with their families (second hand exposure) are among those at risk for mesothelioma, lung cancer or gastro cancer (throat, stomach, colon). Call 800-460-0606 for professional legal insight or visit www.AsbestosLaw.com.

## OIL AND GAS RIGHTS

We buy oil, gas & mineral rights. Both non-producing and producing including non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. 806-620-1422, LoboMineralsLLC@ gmail.com. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800

#### **MEDICAL**

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# REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: July 27, 2020					
Requested By: _ Jason Weeks, Asst. City Mgr.					
Department: Administration/CMO					
Report	Resolution	Ordinance			

Exhibits: Application, New Design & Site Plan, Public Notice,

Incentive Matrix

Appropriation					
Source of Funds:	038 – EDC Fund				
Account Number:	038-6030-565-9997				
Amount Budgeted:	\$371,177				
Amount Requested:	\$85,000				
Budgeted Item:	• Yes • No				

and

#### **SUMMARY**

On February 24, 2020, staff brought the Board a project in downtown La Porte. The applicant Marion (Marty) and Vicki Campise are interested in purchasing the Main Street bank building, which was previously occupied by Becky's Ceramics. The building is located at 100 W. Main Street. The initial renovation proposal included remodeling the building to have two (2) or three (3) retail spaces, along with three (3) apartment units. There is a need to significantly remodel due to the roof needing to be completely replaced, the entire façade needing to be redone and the existing backlot needing to be turned into a children's playground and parking lot. The initial estimates put the applicant's investment at \$500,000. Staff has ran the project through the matrix, which indicated that this project would be eligible for \$22,365 incentive. This project has the potential to have more intangible value to the City, specifically due to the foot traffic hub on Main Street. This project is similar to the Port Theater renovation project, which was approved by the Board for \$104,799. However, that project never materialized. Additionally, the applicant indicated that he'd need direct access to the alley and may need to request that the City close the alley directly to the west to allow for a drive-thru.

On February 24<sup>th</sup>, the Board discussed the project and approved to moving forward with an incentive package for this project an amount not to exceed of \$85,000. Due to state law, a sixty (60) day public comment period needed to occur. The public "Notice of Proposed Project" was advertised in the Bay Area Observer on March 5, 2020. Since this date, staff has not received any citizen feedback in this expanded waiting period due to COVID-19 and its effect it had on this incentive application.

Since the February 24th meeting, the applicant has moved further along on this project and has made some changes to the initial project. Currently, the applicant has secured agreements with two (2) tenants to occupy the first floor of this building. These tenants are Goodies and the La Porte-Bayshore Chamber of Commerce. The primary reason for the reduction from three (3) to two (2) commercial business is due to the Chamber needing an additional 500 sq. ft. of space, thereby only allowing capacity for these two (2) commercial businesses. Additional changes reduced the number of apartments on the second floor from three (3) to two (2) due to a resident requiring 1800 sq. ft. of space. To-date, the applicant has secured a tenant for the larger apartment unit (letter of intent included in packet). The initial investment of the applicant was estimated at \$500,000; however, once the development team gathered the necessary documentation for the renovation, this estimate has increased to \$700,000. The total investment will be \$850,000, including land and building at \$150,000 and the total renovations. In addition to a request for an incentive for this project, the applicant will be requesting an enhancement grant in the amount of \$50,000. Any additional documentation related to the project may be found within the enhancement grant agenda item documentation within the Board agenda packet.

It should be noted that just because the public comment period window was opened, the Board is not required to fund in the project in whole or in part. Any incentive awarded with a value in excess of \$10,000 must be approved by City Council. If approved, the next step will be to draft a development agreement for your consideration.

Staff request the La Porte Development Corporation to conduct a public hearing on this project and at the conclusion of the public approve an incentive amount to the applicant for this project.

RECOMME I move to grant an incentive in the amount Marion (Marty) Campise for the refurbishmen	
Approved for the La Porte Development Corporati	
Corby D. Alexander, City Manager	 Date

15 IT POSSIBLE TO REQUEST. GRAVI: 85000 ENHANCE MENT: 100,000 THE PROJECT WILL BE COMPLETED DURING THE YEARS 2020 - 2021 MARTH CAMPIN

	BANK IN FORMATION
	AMEGY - \$380000 LPL FINTIN \$330000 (BOD PIZZITOLA)
X	LPL FINTIAL \$ 330 000 ( BOD PIZZITOLA)
	Lease AGREEMENTS
	CHAMBER OF COMMERCE
	ERNK NANCE
A	
	LEGAL DISCRIPTION
	COMMERCIAL CONTRACT TO PINCHAGE CLARK ASKING VS HANDLING SALE OF PROPERTY
	CLARK MORING VO MANDENOS GALL OF THE STREET
柯	LPL INFORMATION HAS BEEN EMAILED
	TO JASONS EMAIL ACCOUNT
(4.00)	



July 14, 2020

Marion Salvago Campise Jr. 1902 Roscoe St. La Porte TX 77571

Re: Customer Relationship

To Whom It May Concern:

The information below is correct as of the date of this letter.

Deposit Relationship Status: Established

Account Balances:

Mid 6 Figures

OD's last 12 months:

0

Account Status: Account Signers:

Active and In Good Standing Marion Salvago Campise Jr.

Lending Relationship:

None

If you have any questions concerning this matter, please contact Rick Helton at 713.232.5810.

Sincerely,

Rick Helton

VP, Banking Center Manager

1401 W Fairmont Pkwy, La Porte, TX 77571

O: 713.232.5810

the building at 100 Main St It is my intent to move my current business, Goodie's Ice Gream from my current location at Sylvan Beach to

l expect to move in on February 15, 2021.

I am signing a 3 year lease for 1540sq2 with an option to renew.

Greselda Hernandez Owner/Operator

### Frank Nance

From:

Frank Nance <fsnance@yahoo.com>

Sent:

Tuesday, July 14, 2020 3:15 PM

To:

Frank Nance

Subject:

[EXTERNAL] Fwd: Intent to Lease

### Sent from my iPhone

### Begin forwarded message:

From: Frank Nance <fsnance@yahoo.com>
Date: July 11, 2020 at 9:41:28 AM CDT
To: Jason Weeks <weeksJ@laportetx.gov>

Subject: Intent to Lease

My wife Michele and I intend to lease a 3 bedroom unit at 100 Main from Marty and Vickie Campise upon completion of construction.

Frank Nance

Sent from my iPhone

### Lease Agreement

This Lease Agreement ("Lease") is made and effective the 17th day of June, 2020, by and between the Marion and Vicki Campise (herein known as "Lessor") and the La Porte-Bayshore Chamber of Commerce ("Lessee").

Lessor is the owner of land and improvements situated at 100 West Main Street, La Porte, Texas 77571 and legally described as follows: Lots 18-21, and South 14 Feet of Lot 22, Block 60, Town of La Porte.

Lessor makes available for lease to Lessee a portion of the building located on real property identified by the legal description in the above paragraph, the parameters of which are outlined in yellow on the plan attached to this Lease Agreement (herein known as the "Leased Premises"), and marked as Exhibit "A" and made a part of this Lease Agreement for all purposes. The Lease Premises shall consist of 1) the entirety of first floor ("First Floor" herein) of the building, consisting of approximately 3000 square feet, and 2) building annex ("Building Annex" herein), consisting of approximately 600 square feet.

Lessor desires to lease the Leased Premises to Lessee, and Lessee desires to lease the Leased Premises from Lessor for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

#### 1. <u>Term</u>.

Lessor hereby leases the Leased Premises to Lessee, and Lessee hereby leases the same from Lessor, for a seven (7) year term (herein known as the "Lease Term") beginning on or about February 15, 2021, and ending January 31, 2028. Lessor shall use its best efforts to give Lessee possession as nearly as possible at the beginning of the Lease Term. If Lessor is unable to timely provide the Leased Premises, rent shall abate for the period of delay, provided that Lessor shall not be liable or responsible for any claims, damages, or liabilities in connection therewith or by reason thereof.

### 2. Rental.

A. Les see shall pay without demand to Lessor during the Lease Term rental of \$3,000.00 per month for use and occupancy of the First Floor, payment commencing on the first month of occupation by the Lessee, for the Lease Term, such period beginning on February 1, 2021, and ending January 31, 2028.

B. Lessee shall not be responsible for paying rent for use of the Building Annex for the first twelve (12) months of the Lease Term. Should Lessee desire to continue the use of the Building Annex after the conclusion of first twelve (12) months of the Lease Term, Lessee shall have the option to possess the Building Annex, in which event Lessee shall pay wi hout demand to Lessor rental of \$500.00 per month.

### 3. Use

Lessee is authorized the use the Leased Premises for commercial office space and reasonably related purposes. However, Lessee shall not use the Leased Premises for the purposes of

storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

#### 4. Sublease and Assignment.

Lessee shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Lessor's consent, such consent not to be unreasonably withheld or delayed.

### 5. Repairs.

During the Lease term, Lessee shall make, at Lessee's expense, all routine repairs to the Leased Premises, including lighting and replacement of air filters, and to all parts of the Leased Premises damaged or worn through normal occupancy, subject to the obligations of the parties otherwise set forth in this Lease. However, Lessor shall be responsible for repair and maintenance of the HVAC and plumbing system for the Leased Premised.

### 6. Alterations and Improvements.

Lessee, at Lessee's expense, shall have the right following Lessor's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Lessee may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Lessee shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Lessee at Lessee 's expense.

#### Property Taxes.

Lessee shall not be responsible for payment of any taxes applicable to the leasehold estate.

### 8. Insurance.

A. If the Leased Premises are damaged by fire or other casualty resulting from any act or negligence of Lessee or any of Lessee's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Lessee shall be responsible for the costs of repair not covered by insurance.

- B. Lessor shall maintain fire and extended coverage insurance on the Leased Premises in such amounts as Lessor shall deem appropriate. Furthermore, Lessee shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located on or within the Leased Premises.
- C. Lessee and Lessor shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each party on the Leased Premises with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Lessor, such insurance to afford minimum protection of not less than \$1,000,000.oo combined single limit coverage of bodily injury, property damage or combination thereof. Lessor shall be listed as an additional insured on Lessee's policy or policies of comprehensive general liability insurance, and Lessee shall provide Lessor with current Certificates of Insurance evidencing Lessee's compliance with this Paragraph. Lessee shall obtain the agreement of Lessee's insurers to notify Lessor that a policy is due to expire at least (10) days prior

to such expiration. Lessor shall not be required to maintain insurance against thefts within the Leased Premises.

### 9. Signs.

Following Lessor's consent, Lessee shall have the right to place on the Leased Premises, at locations selected by Lessee, any signs which are permitted by applicable zoning ordinances and private restrictions. Lessor may refuse consent to any proposed signage that is in Lessor's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other Lessee. Lessor shall assist and cooperate with Lessee in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Lessee to place or construct the foregoing signs. Lessee shall repair all damage to the Leased Premises resulting from the removal of signs installed by Lessee.

### 10. Entry.

Lessor shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Lessor shall not thereby unreasonably interfere with Lessee's business on the Leased Premises.

### 11. Damage and Destruction.

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Lessee's purposes, then Lessee shall have the right within ninety (90) days following damage to elect by notice to Lessor to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Lessee's purposes, Lessor shall promptly repair such damage at the cost of the Lessor. In making the repairs called for in this paragraph, Lessor shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Lessor. Lessee shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Lessee's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Lessee. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Lessee's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Lessee's purposes.

#### 12. Default.

If default shall at any time be made by Lessee in the payment of rent when due to Lessor as herein provided, and if said default shall continue for fifteen (15) days, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Lessee, and such default shall continue for thirty (30) days without correction thereof then having been commenced and thereafter diligently prosecuted, Lessor may declare the term of this Lease ended and terminated by giving Lessee written notice of such intention, and if possession of the Leased Premises is not surrendered, Lessor may reenter said premises. Lessor shall have, in addition to the remedy above provided, any other right or remedy available to Lessor on account of any Lessee default, either in law or equity. Lessor shall use reasonable efforts to mitigate its damages.

#### 13. Quiet Possession.

Lessor covenants and warrants that upon performance by Lessee of its obligations hereunder, Lessor will keep and maintain Lessee in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

### 14. Condemnation.

If any legally, constituted authority condemns the premises or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Lessor and Lessoe shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

#### 15. Subordination.

Lessee accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien or hereafter arising upon the Leased Premises, or upon the premises and to any renewals, refinancing and extensions thereof, but Lessee agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Lessor is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Lessee agrees upon demand to execute such further instruments subordinating this Lease or atoning to the holder of any such liens as Lessor may request. In the event that Lessee should fail to execute any instrument of subordination herein required to be executed by Lessee promptly as requested, Lessee hereby irrevocably constitutes Lessor as its attorney-in-fact to execute such instrument in Lessee's name, place and stead, it being agreed that such power is one coupled with an interest. Lessee agrees that it will from time to time upon request by Lessor execute and deliver to such persons as Lessor shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Lessor is not in default hereunder (or if Lessee alleges a default stating the nature of such alleged default) and further stating such other matters as Lessor shall reasonably require.

### 16. Right of First Refusal; option to purchase

If at any time during the term of this Lease, Lessor shall, in response to a bona fide offer to purchase all or part of its interest in the Lease Premises from a third party, desire to sell or otherwise dispose of such interest, it shall notify Lessee in writing of the party to whom it desires to sell such interest and the price at which and the terms upon which it desires to sell same, and Lessee shall, within 30 days of receipt of the notice, notify Lessor in writing whether it wishes to purchase such interest at the price and on the terms set forth in the notice. If Lessee elects to purchase such interest, Lessor shall be bound to convey, assign, or otherwise transfer such interest to Lessee promptly thereafter at such price and on such terms. Any conveyance by Lessor to a third party shall be subject to the terms of this Lease.

In addition, at the conclusion of the Lease Term, but not before, Lessee shall have the option to purchase the land and improvements situated at 100 West Main Street, La Porte, Texas 77571, from Lessor for fair market value, as determined by an independent appraisal. In such event Lessee shall not be eligible to receive a credit for rental paid to Lessor during the Lease Term, towards the purchase price.

#### 17. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States mail addressed as follows:

If to Lessor to:

Marion and Vicki Campise

1902 Roscoe, La Porte, TX 77571

If to Lessee to:

### La Porte-Bayshore Chamber of Commerce

### P.O. Box 996, La Porte, Texas 77572

Lessor and Lessee shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

#### 18. Brokers.

Lessee represents that Lessee was not shown the Premises by any real estate broker or agent and that Lessee has not otherwise engaged in any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

### 19. Waiver.

No waiver of any default of Lessor or Lessee hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Lessor or Lessee shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

### 20. Memorandum of Lease.

The parties hereto contemplate that this Lease shall not be filed for record, but in lieu thereof, at the request of either party, Lessor and Lessee shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

### 21. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

### 22. Successors.

The provisions of this Lease shall extend to and be binding upon Lessor and Lessee and their respective legal representatives, and assigns.

#### 23. Consent.

Lessor shall not unreasonably withhold or delay its consent with respect to any matter for which Lessor's consent is required or desirable under this Lease.

#### 24. Performance.

If there is a default with respect to any of Lessor's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Lessee to Lessor specifying the default, Lessee may, at his option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Lessee shall have been fully reimbursed for such expenditures at a rate equal to twelve percent (12%) per annum. If this Lease terminates prior to Lessees receiving full reimbursement, Lessor shall pay the unreimbursed balance plus accrued interest to Lessee on demand.

### 25. Compliance with Law.

Lessee shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Lessee's use of the Leased Premises. Lessor shall comply with all state and federal laws, orders, and other public requirements now or hereafter affecting the Leased Premises.

### 26. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

### 27. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Texas.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Marion Campise
Vickie Campise
Date

LESSEE

La Porte-Bayshore Chamber of Commerce

By: Jeff Martin, President

Date

Becky Jurkhuk
832-651-2199

## COMMERCIAL CONTRACT FINANCING ADDENDUM

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc. 2010

# ADDENDUM TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED PARTIES CONCERNING

THE PROPERTY AT
100 WEST MAIN STREET, LA PORTE, TX. 77571
The portion of the Sales Price not payable in cash will be paid as follows: (Check all that apply.)
A. THIRD PARTY FINANCING:
(1) The contract is contingent upon Buyer obtaining a third party loan(s) secured by the Property in the amount of \$ for not less than years with the initial interest rate not to exceed % per annum and payments calculated on an amortization period of no less than years.
(2) Buyer will apply for the third party loan(s) described in Paragraph A(1) promptly after the effective date. If Buyer cannot obtain the loan(s), Buyer may give Seller written notice within days after the effective date and the contract will terminate and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer. If Buyer does not give such notice within the time required, this contract will no longer be subject to the contingency described in this Paragraph A.
(3) Each note to be executed under this addendum is to be secured by vendor's and deed of trust liens.
B. ASSUMPTION:
(1) Buyer will assume the unpaid principal balance of the existing promissory note secured by the Property payable to
Property payable to which balance at closing will be \$
(2) Buyer's initial payment will be the first payment due after closing. Buyer's assumption of the existing note includes all obligations imposed by the deed of trust securing the note, recorded in (recording reference)
in the real property records of the county where the Property is located.
(3) If the unpaid principal balance of the assumed loan as of the date of closing varies from the loan balance stated in Paragraph B(1), the cash payable at closing will be adjusted by the net amount of any variance; provided, if the total principal balance of the assumed loan varies in an amount greater than \$ at closing, either party may terminate this contract and the earnest money will be refunded to Buyer unless either party elects to eliminate the excess in the variance by an appropriate adjustment at closing.
<ul> <li>(4) Buyer may terminate the contract and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer if the note holder on assumption requires:</li> <li>(a) Buyer to pay an assumption fee in excess of \$ and Seller declines to pay such excess;</li> </ul>
<ul><li>(b) an increase in the interest rate to more than %; or</li><li>(c) any other modification of the loan documents.</li></ul>
(5) Unless Seller is released of liability on any assumed note, Seller requires a vendor's lien and deed of trust to secure assumption, which will be automatically released on execution and delivery of a release by the note holder.
(TXR-1931) 1-26-10 Initialed for Identification by Seller: , , and Buyer: , and Buyer: Page 1 of 4
Alan T. Ward, Broker, 4731 Louise St. Seabrook TX 77586 Phone: 281.474.5817 Fax: 281.474.5817 100 W Main S Alan Ward Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Comm	ercial Contract Financing Addendum concerning 100 WEST MAIN STREET, LA PORTE, TX. 77571
	(9) <u>Deposits for Taxes and Insurance</u> : Together with the principal and interest installments, Buyer
	(a) If Buyer deposits taxes and insurance deposits with Seller, Buyer agrees that the taxes and insurance deposits are only estimates and may be insufficient to pay total taxes and insurance premiums. Buyer agrees to pay any deficiency within 30 days after Seller notifies Buyer of any deficiency. Buyer's failure to pay the deficiency is a default under the deed of trust.
	(b) If any superior lien holder on the Property collects payments for taxes and insurance, any requirement to deposit taxes and insurance deposits with Seller under this addendum is inoperative so long as payments are being made to the superior lien holder.
	(10) Any event that constitutes a default under any superior lien constitutes a default under the deed of trust securing the note.
	(11) The note will include a provision for reasonable attorney's fees for any collection action.
	(12) Unless the parties agree otherwise, the form of the note and loan documents will be as found in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.
D.	CREDIT APPROVAL ON ASSUMPTION OR SELLER FINANCING:
	<ul> <li>(1) To establish Buyer's creditworthiness for assumption approval or seller financing, Buyer will deliver to Seller the following information (Buyer's documentation) within days after the effective date of the contract:  <ul> <li>(a) verification of employment, including salary;</li> <li>(b) verification of funds on deposit in financial institutions;</li> </ul> </li> <li>X (c) current financial statement;</li> <li>(d) credit report;</li> <li>(e) tax returns for the following years;</li> <li>(f);</li> </ul>
	(2) If Buyer does not timely deliver Buyer's documentation or Seller determines, in Seller's sole discretion, that Buyer's creditworthiness is not acceptable, Seller may terminate the contract by giving written notice to Buyer not later than days after the date Buyer must deliver Buyer's documentation under Paragraph D(1) and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer. If Seller does not timely terminate the contract under this paragraph, Seller will be deemed to have accepted Buyer's credit.
] E.	SPECIAL PROVISIONS:

Initialed for Identification by Seller: Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

100 W Main St

Matrix Results Criteria Мар ✓ per page Display 360 Property View Tax Grid display All · None · Page Checked 0 Previous · Next · 3 of 3 100 W Main Street, La Porte, TX 77571-5102 Harris County Tax **Owner Information** 879 Ramada Dr Tax Billing Address: Jurtshuk Rebecca J Owner Name: Houston Tx Tax Billing City & State: Jurtshuk Peter Owner Name 2: 77062 Tax Billing Zip: No Owner Occupied: 5607 Tax Billing Zip+4: C002 Carrier Route: **Location Information** FLAT/LEVEL Topography: La Porte Subdivision: Census Tract: 343700 School District Name: La Porte ISD Neighborhood Description: NE OF SH 146-9700.02 La Porte Township: Man Facet: 540-Y MLS Area: Corner LA PORTE/SHOREACRES Traffic: Market Area: MLS Sub Area: **Estimated Value** 07/07/2020 Value As Of: RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (1) KealAVM\*\*\* is a CoreLogic® derived value and should not be used in lieu or an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of cartainty. that the true value has a statistical degree of certainty. Tax Information 58% 023-193-000-0042 % Improved: Parcel ID: 040 Tax Area: 0231930000042 Parcel ID: 041 Water Tax Dist: 18 lot #: Block #: LTS 18 19 20 & 21 & S 14 FT OF LT 22 BLK 60 LA PORTE Legal Description: **Assessment & Taxes** 2017 2018 Assessment Year 2019 \$270,963 \$277,339 \$201,791 Assessed Value - Total \$85,500 \$85,500 \$85,500 Assessed Value - Land \$185,463 \$191,839 Assessed Value - Improved \$116,291 \$6,376 -\$75,548 YOY Assessed Change (\$) 2% YOY Assessed Change (%) -27% \$270,963 \$277,339 \$201,791 Market Value - Total \$85,500 \$85,500 \$85,500 Market Value - Land \$185,463 \$191,839 Market Value - Improved \$116,291 2017 2018 2019 Tax Year \$7,881 \$5,620 \$8,055 Total Tax \$174 -\$2,436 Change (\$) 2.21% -30.24% Change (%) Tax Rate Tax Type Tax Amount Jurisdiction 1.28 Actual La Porte ISD \$2,582.92 40713 Actual \$821.55 Harris County .02792 Actual \$56.34 Hc Flood Control Dist .01074 Actual \$21.67 Port Of Houston Authority .16591 Actual \$334.79 Hc Hospital Dist .005 Actual Hc Department Of Education \$10.09 .17817 Actual San Jacinto Com Col D \$359.53 .71 Actual La Porte City Of \$1,432.72 Characteristics Poor Condition: **Retail Trade** Land Use - CoreLogic: POOR Quality: Land Neighborhood Section 2 Land Use - County: Elec Svs Type: Commercial Land Use - State: Central Cooling Type: 0,3271 Lot Acres: Hot Air 14,250 Heat Type: Lot Sq Ft: Off Street 2 Parking Type: # of Buildings:

INVENANAMILIOC

7			

Matrix

Retail Store			Garage Type:	Pa	rking Avail
С				0	
5,439			Construction:	Ste	eel/Heavy
5,439			Exterior:	Co	ncrete Block
2,254			Year Built:	19	40
1,505			Effective Year Built:	19	40
1.0					
	Unit	Size/Qty	Width	Depth	Year Blt
	S	2,254			
	S	1,505			
					1940
	S	968	88	22	1940
Building Siz	e				N. W. Carlotte, and the state of the state o
9					
					* ***
Unit	Size,	/Qty	Width	Depth	Year Blt
S	840				
S	840				
Building Size	e				
	Z	<del>)                                    </del>			
200	· · · · · · · · · · · · · · · · · · ·			12.124.2.2.21.2.2.2	
	C 5,439 5,439 2,254 1,505 1.0 Building Size 9	C 5,439 5,439 2,254 1,505 1.0  Unit  S S S S Building Size  9  Unit Size S 840 S Building Size	C 5,439 5,439 2,254 1,505 1.0  Unit Size/Qty S 2,254 S 1,505 S 9,000 S 968  Building Size 9  Unit Size/Qty S 840 S 840 Building Size 100	C Garage Capacity: 5,439 Construction: 5,439 Exterior: 2,254 Year Built: 1,505 Effective Year Built: 1.0  Unit Size/Qty Width  S 2,254 S 1,505 S 9,000 S 968 88  Building Size  9  Unit Size/Qty Width  S 840 S 840 S 840 Building Size  100	C Garage Capacity: 0 5,439 Construction: Ste 5,439 Exterior: Co 2,254 Year Built: 19 1,505 Effective Year Built: 19 1.0  Unit Size/Qty Width Depth  S 2,254 S 1,505 S 9,000 S 968 88 22  Building Size  9  Unit Size/Qty Width Depth  S 840 S 840 Building Size

Street Number is like '100\*'
Street Name is like 'main\*'
School District Name is 'La Porte ISD'
Found 3 results in 0.02 seconds.

## Accessible Design Standards:

BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI A 117.1 AND A.D.A. PUBLIC LAW 101-336 HIGHLIGHTED AS FOLLOWED.

#### Chapter 3: Building Blocks.

Floor or Ground Surfaces 302

302.1 General - Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

302.2

303 Changes in Leve

303.1 General - Where changes in level are permitted in floor or ground surfaces, they shall comply with 303

303.2 Vertical — Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Beveled - Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high 303.3 maximum shall be beyeled with a slape not steeper than 1:2

Ramps - Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406

#### Chapter 4: Accessible Routes.

Walking Surfaces

403.1 General - Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surfaces - Floor or ground surfaces shall comply with 302.

- The cross slope of walking surfaces shall not be steeper than 1:48. 403.3

Changes in Level - Changes in level shall comply with 303 403.4

403.5 Clearances - Walking surfaces shall provide clearances complying with 403.5.

403.5.1 Clear Width - Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

404 Doors, Doorways, and Gates

404.2.5 Thresholds — Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

#### Chapter 7: Communication Elements and Features.

216.4.1 Exit Doors — Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

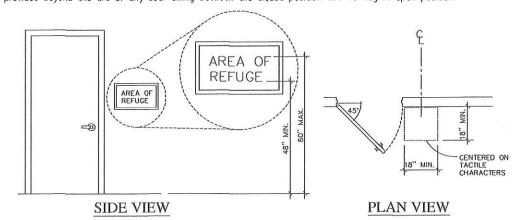
Raised Characters - Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.2.1 Depth - Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case - Characters shall be uppercase.

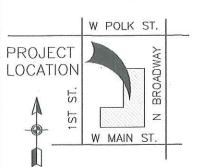
703.2.3 Style — Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of

Installation Height and Location. Height Above Finish Floor or Ground — Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open positi



703.5 Visual Characters — Visual characters shall comply with 703.5. EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9. Finish and Contrast — Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

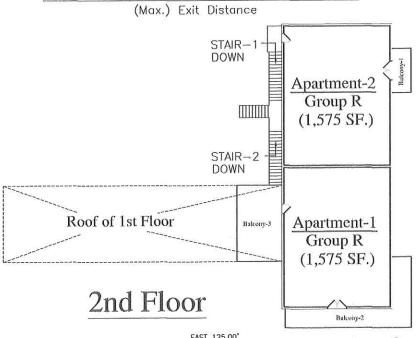
## Key Map:

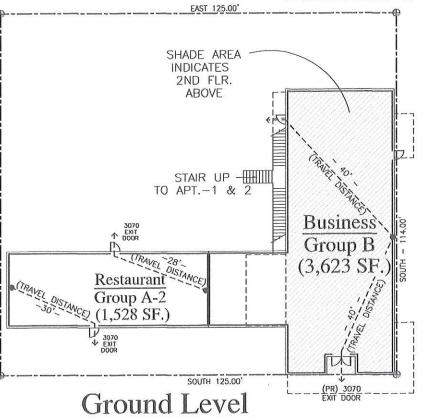


## Legal Description:

LOTS 18, 19, 20, 21, & S 14 FT OF LOT 22. BLOCK 60, LA PORTE (HCAD: 0231930000042)

## Overall & Life Saftey Plan:





## **Drawing Index:**

A0.1 A0.2 A0.3	CONSTRUCTION NOTES & STANDARDS H.C. STAIR/GUARDRAIL DETAILS H.C. ACCESSIBLE STAIR NOTES & DETAILS
A1	SITE PLAN - PROJECT INFORMATION
A2 A2.1	1ST FLR. – CONSTRUCTION PLAN 2ND FLR. – CONSTRUCTION PLAN
A3 A3.1	DOOR & WINDOW SCHEDULES, FINISH SCHEDULE, MATERIAL SPECIFICATIONS WALL PARTITIONS, SECTION/DETAILS
<b>A4</b> A4.1	EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS
924	1ST FLR. — MECHANICAL PLAN 2ND FLR. — MECHANICAL PLAN MECHANICAL NOTES & DETAILS

AO COVER SHEET & NOTES

## Project Information:

ROOF LIVE LOADS:

- UNIFORM LOAD = 20 PSF.

- CONCENTRATED LOAD = 300 PSF.

FLOOR LIVE LOADS:

- EXTERIOR BALCONIES, DECKS, FIRE ESCAPES,

& ROOMS (NOT SLEEPING) = 40 PSF.

- GUARDRAILS & HANDRAILS = 200 PSF

- SLEEPING ROOMS = 30 PSF.

- ATTIC W/STORAGE = 20 PSF

- ATTIC W/O STORAGE = 10 PSF.

- STAIRS & RAMPS = 40 PSF. (INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER IS GREATER).

DEAD\_LOADS:

- ROOF, DECKS, & FLOORS = 10 PSF.

- WALLS = 11 PSF.

4. CONSTRUCTION MATERIALS:

- FLOOR: CONCRETE SLAB/WOOD FRAMING

- EXTERIOR WALLS: MASONRY/PLASTER

- ROOF: WOOD TRUSS W/FLAT MEMBRANE

5. INSULATION:

- ROOF (R-30), WALLS (R-19), FLOOR (R-13)

281,932,3128

La Porte, TX 77571

bryan@aspendora.com

COMMERCIAL REMODEL:

**DESIGN BY:** 

**ENGINEERING:** 

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Houston, TX 77018

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'MARTY'

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713,283,4013

CONSTRUCTION MANAGER:

**ASPENDORA** 

CONTRACTORS

**Bryan Moore** 

511 South Utah St

campisemarty@yahoo.com

## The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM

07.15.20

DRAWN BY: B.J.T./R.S. CHECKED BY:

M.C./B.M 1:30 (Site Plan)

SHEET NO .:

## General Construction Notes:

- 1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, AND LOCAL CODES AND ORDINANCES. AS WELL AS UNDERWRITERS REGULATIONS HAVING JURISDICTION, THE CONTRACTORS SHALL ALSO COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER, IF APPLICABLE,
- 2. ALL CONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
- 3. THE OWNER OR THEIR APPOINTED REPRESENTATIVE SHALL PROCURE ALL PERMITS AND CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT.
- 4. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO THE COMPLETION, IN PLACE. OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND THE SPECIFICATIONS.
- 5. CONDITIONS DEPICTED ON THESE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH ON-SITE CONDITIONS. Written DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK.
- 6. THE CONTRACTOR SHALL RECEIVE, HANDLE, STORE (if necessary) AND BE RESPONSIBLE FOR ALL MATERIALS PROVIDED BY OTHERS. ALL MATERIALS SHALL BE ACCOUNTED FOR UPON RECEIPT AND ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE DESIGNER AND OWNER IMMEDIATELY.
- 7. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY THE DESIGNER ONLY AS TO CONFORMANCE WITH THE DESIGN CONCEPT. NO WORK SHALL START WITHOUT SUCH REVIEW.
- 8. THE CONTRACTOR SHALL REMOVE RUBBISH AND DEBRIS FROM THE BUILDING SITE PROMPTLY UPON ACCUMULATION AND IN NO EVENT LESS FREQUENTLY THAN EVERY FRIDAY AFTERNOON.
- 9. THE CONTRACTOR SHALL PROTECT ANY ADJACENT PROPERTY DURING CONSTRUCTION. CONSTRUCTION WORK SHALL NOT DISTURB TRAFFIC OR ON GOING BUSINESS, EXCEPT BY SPECIFIC AGREEMENT WITH OWNER.
- 10. ALL DELIVERIES AND MODIFICATIONS TO THE BUILDING SHALL BE COORDINATED WITH THE BUILDING OWNER IF APPLICABLE.
- 11. MINOR ITEMS AND ACCESSORIES REASONABLY INFERRED AS NECESSARY TO COMPLETE AND PROPERLY OPERATE ANY SYSTEM, SHALL BE PROVIDED BY THE RESPECTIVE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
- 1.3. ALL REQUEST FOR SUBSTITUTION OF ANY ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE OWNER OR THE REPRESENTATIVE AND WILL BE CONSIDERED ONLY IF BETTER SERVICE, MORE ADVANTAGEOUS DELIVERY DATE OR CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE OF QUALITY, APPEARANCE AND FUNCTION.
- 14. CONTRACTORS SHALL SUBMIT CONFORMATIONS WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES.
- 15. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES TO THE OWNER PRIOR TO CONSTRUCTION
- 16. CONTRACTORS SHALL VERIFY WITH THE OWNER ALL FIXTURES AND EQUIPMENT TO BE FURNISHED BY OTHERS.
- 17. STATEMENT OF COMPLIANCE: THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED, OR CAUSED TO BE PREPARED, UNDER THE DESIGNER'S DIRECT SUPERVISION. TO THE BEST OF THE DESIGNERS KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF CONTRACTUAL OBLIGATION, THEY ARE INCOMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (PUBLIC LAW 101-336, JULY 26, 1991).
- ANY CONSTRUCTION, REMODELING, ADDITION, ETC. SHOULD HAVE GOOD ENVIRONMENTAL PRACTICES TO PREVENT EROSION. NO MUD, SILT, SAND, OR ANY OTHER BUILDING OR GARDENING MATERIALS SHOULD BE LEFT BY THE CURB OR EXPOSED TO RAIN OR WIND. IT IS UNLAWFUL TO COMMIT OR ALLOW ANY OF THE FOLLOWING ACTS: BLOW, SWEEP, THROW, DEPOSIT, OR STORE IN A MANNER WHICH WOULD ALLOW TO WASH OR FLOW INTO THE MUNICIPAL STORM SEWER SYSTEM ANY STRAW, HAY, GRASS CLIPPINGS, TREES, LIMBS, TRIMMINGS, WEEDS, BRANCHES, LEAF LITTER, DIRT, OTHER FILL MATERIALS, CONSTRUCTION MATERIALS, DEMOLITION MATERIALS, GARBAGE, DEBRIS OR ANY OTHER SUBSTANCE.

## Construction Standards:

LIGHTING & GLARE: ANY LIGHTING USED SHALL BE ARRANGED SO AS TO DEFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR FROM PUBLIC STREETS. DIRECT OR SKY-REFLECTED GLARE, WHERE FROM FLOODLIGHTS OR FROM HIGH TEMPERATURE PROCESSES SUCH AS COMBUSTION OR WELDING SHALL NOT BE DIRECTED ONTO ANY ADJOINING PROPERTY. THE SOURCE OF LIGHTS SHALL BE HOODED OR CONTROLLED IN SOME MANNER SO AS NOT TO LIGHT ADJACENT PROPERTY. BARE INCANDESCENT LIGHT BULBS SHALL NOT BE PERMITTED IN VIEW OF ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CAST LIGHT ON A PUBLIC STREET SHALL NOT FXCFFD ONE FOOTCANDLE (METER READING) AS MEASURED FROM THE CENTERLINE OF SUCH STREET. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CASTS LIGHT ON RESIDENTIAL PROPERTY SHALL NOT FXCEFD 0.4 FOOTCANDLES (METER READING) AS MEASURED FROM SUCH PROPERTY.

RADIATION AND ELECTRICAL EMISSIONS: NO ACTIVITIES SHALL BE PERMITTED THAT EMIT DANGEROUS RADIOACTIVITY BEYOND ENCLOSED AREAS. THERE SHALL BE NO ELECTRICAL DISTURBANCE ADVERSELY AFFECTING THE OPERATION AT ANY POINT OF ANY EQUIPMENT OR OTHER THAN THAT OF THE CREATOR OF SUCH DISTURBANCE.

DUST OR PARTICULATE MATTER: THE EMISSION OF DUST, FLY, ASH, OR OTHER PARTICULATE MATTER BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

ODORS: THE EMISSION OF ODOR BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

EXPLOSIVES: NO ACTIVITIES INVOLVING THE STORAGE, UTILIZATION, OR MANUFACTURE OF MATERIALS OR PRODUCTS SUCH AS THE OR DYNAMITE WHICH COULD DECOMPOSE BY DETONATION SHALL BE PERMITTED FXCFPT SUCH AS ARE SPECIFICALLY LICENSED BY THE CITY COUNCIL.

NOISE: ALL NOISE SHALL BE MUFFLED SO AS NOT TO BE OBJECTIONABLE DUE TO INTERMITTENCE, BEAT FREQUENCY, OR SHRILLNESS AND AS MEASURED AT ANY PROPERTY LINE IN ACCORDANCE WITH THE DECIBEL LEVELS OUTLINED IN SECTION 106-310 OF THE CITY CODE OF ORDINANCES.

### PARKING STALL NOTES

- 1. ADA PARKING STALL DIMENSION CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 502 OF TEXAS ACCESSIBILITY STANDARDS. CAR PARKING SPACES SHALL BE 8 FT WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 11 FT WIDE MINIMUM (SECTION 502.2). VAN PARKING SPACES SHALL BE PERMITTED TO BE 8 FT. WIDE MINIMUM WHERE THE ACCESS AISLE IS 8 FT. MINIMUM (EXCEPTION: 502.2). THE ACCESS AISLE SERVING THE PARKING SPACES SHALL BE 5 FT. WIDE MINIMUM PER (SECTION 502.3.1, TAS).
- 2. STANDARD PARKING STALL (RE COH DWG NO: 31-02) STANDARD HEAD ON PARKING STALL SHALL HAVE DIMENSIONS 8.5 FT WIDE X 19 FT DEEP WITH 24 FT AISLE WIDTH OR 8 FT 6 IN WIDE X 19 FT DEEP WITH AISLE WIDTH 25FT. PARKING DIMENSIONS FOR PARALLEL PARKING SHALL BE 9 FT BY 22 FT. COMPACT PARKING STALL SHALL BE 7.5 FT BY 17 FT.
- 3. ADA Ramps (Per COH IDM Chapter 17, sec 17.06-A.6) ADA compliant Wheel chair ramp ramps with truncated domes must be provided at all street intersections. Provide ADA ramp showing all the conflicts with traffic signs, fire hydrant, power pole and light pole, with sidewalk and ramps sloped as per ADA, TAS requirements. Re: Dwg No. 02775-02 and 02775-06.



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OWNER:

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campisemarty@yahoo.com CONSTRUCTION MANAGER:

### **ASPENDORA** CONTRACTORS

## **Bryan Moore**

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COMMERCIAL REMODEL:

# The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD: 0231930000042

ISSUED:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM:

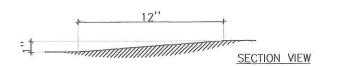
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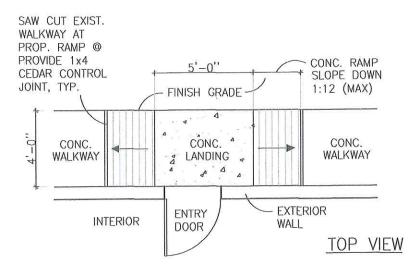
B.J.T./R.S. M.C./B.M.

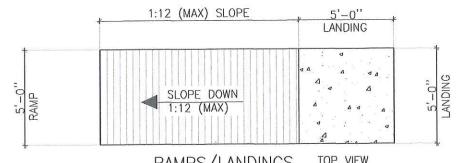
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SCALE:

SHEET NO .:



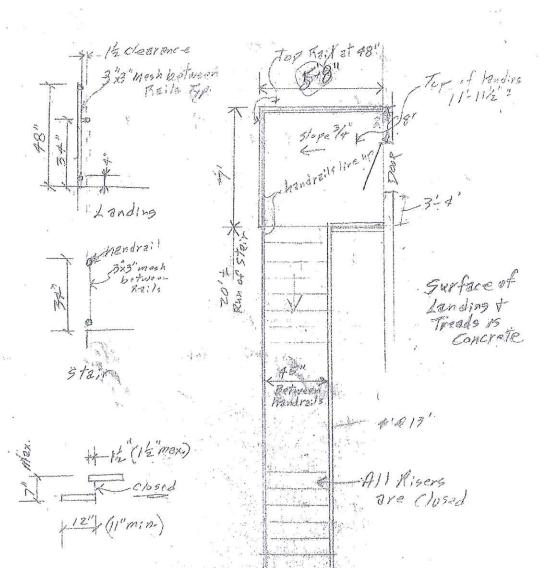


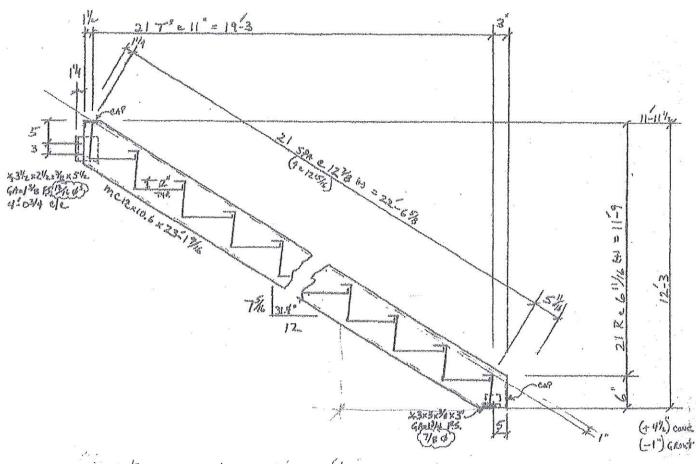


RAMPS/LANDINGS

TOP VIEW

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. • CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. . THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM. • RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP





Stairs can be either salvior painted steel, conc. or steel treads

EXTERIOR STAIR DETAIL - PLAN VIEW

EXTERIOR STAIR DETAIL - SECTION VIEW



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**ENGINEERING:** 

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OWNER:

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## **Bryan Moore**

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COMMERCIAL REMODEL:

### The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD: 0231930000042

ISSUED:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM:

07.15.20 B.J.T./R.S. DRAWN BY:

M.C./B.M.

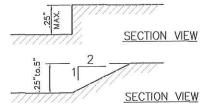
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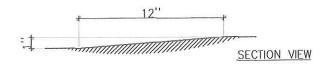
### STAIRWAY NOTES:

- 1. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH.
- 2. STAIRWAY RISER SHALL BE NO GREATER THAN 7-3/4".
- STAIRWAY TREADS SHALL HAVE A MIN. OF 10".
- 4. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE RUN OF THE STAIR.
- 5. STAIRS ARE RQUIRED TO BE ILLUMINATED.
- OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN
- 7. TREAD NOSING SHALL BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS, EXCEPT WHEN THE TREADS ARE 11" OR MORE.
- 8. COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.

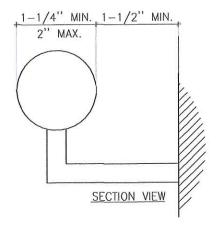


### CHANGES IN LEVEL

CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. . CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. . CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED.



RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. · CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. . THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM. • RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP



### HANDRAIL/GUARDRAILS

HANDRAIL AND GUARD DEFINITIONS HANDRAIL THE PURPOSE OF A HANDRAIL IS TO PROVIDE GUIDANCE. IT IS REQUIRED ON STAIRS WITH TWO OR MORE RISERS AND ADA RAMPS WITH A RISE OF 6". IN COMMERCIAL APPLICATIONS, HANDRAIL IS REQUIRED ON BOTH SIDES OF STAIRS AND RAMPS. HANDRAILS ARE NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPE LESS THAN 1:20. INTERMEDIATE RAILS: ALL PORTIONS OF AN EGRESS PATH MUST BE WITHIN 30 INCHES OF A HANDRAIL (WILL VARY BASED ON BUILDING OCCUPANCY) HANDRAIL HEIGHT: PLACED BETWEEN 34" AND 38". MEASUREMENT MUST BE TAKEN FROM THE STAIR NOSING OR WALKING SURFACE. FOR CHILDREN, THE 2010 ADASAD RECOMMENDS A MAXIMUM HEIGHT OF 28" WITH A MINIMUM OF 9" OF CLEARANCE BETWEEN THE CHILD'S RAIL AND THE ADULT RAIL (NOT REQUIRED). HANDRAIL CONTINUITY: HANDRAIL MUST BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR MIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN flIGHTS OR RUNS. HANDRAILS ARE NOT TO BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. HANDRAIL SIZE LIMITATIONS: HANDRAIL SIZE IS NOW CONSISTENT BETWEEN ALL CODES AND STANDARDS: 1 1/4" TO 2" DIAMETER OR PROVIDE EQUIVALENT GRASPABILITY. 42 INCHES - PLUS OR MINUS 3 INCHES ABOVE WALKING/WORKING SURFACE · REQUIRED IF THE "DROP" IS 48 INCHES OR HIGHER . INTERMEDIATE RAIL AT "ABOUT HALFWAY UP" . OPENINGS MUST BE LESS THAN 19 INCHES . INTERMEDIATE BALUSTERS ARE NO MORE THAN 19 INCHES APART · MUST HAVE A TOE BOARD · TOP RAILS AND MID RAILS MUST BE AT LEAST .25 INCHES IN DIAMETER OR THICKNESS. . LOAD REQUIREMENT: WITHSTAND A 200 POUND LOAD APPLIED IN A DOWNWARD OR OUTWARD DIRECTION WITHIN 2 INCHES OF THE TOP EDGE OF THE TOP RAIL.



1906 Du Barry Houston, TX 77018

713.320.9780 billyjacktalton@hotmail.com

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### **ASPENDORA** CONTRACTORS

## **Bryan Moore**

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COMMERCIAL REMODEL:

## The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD: 0231930000042

ISSUED:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM:

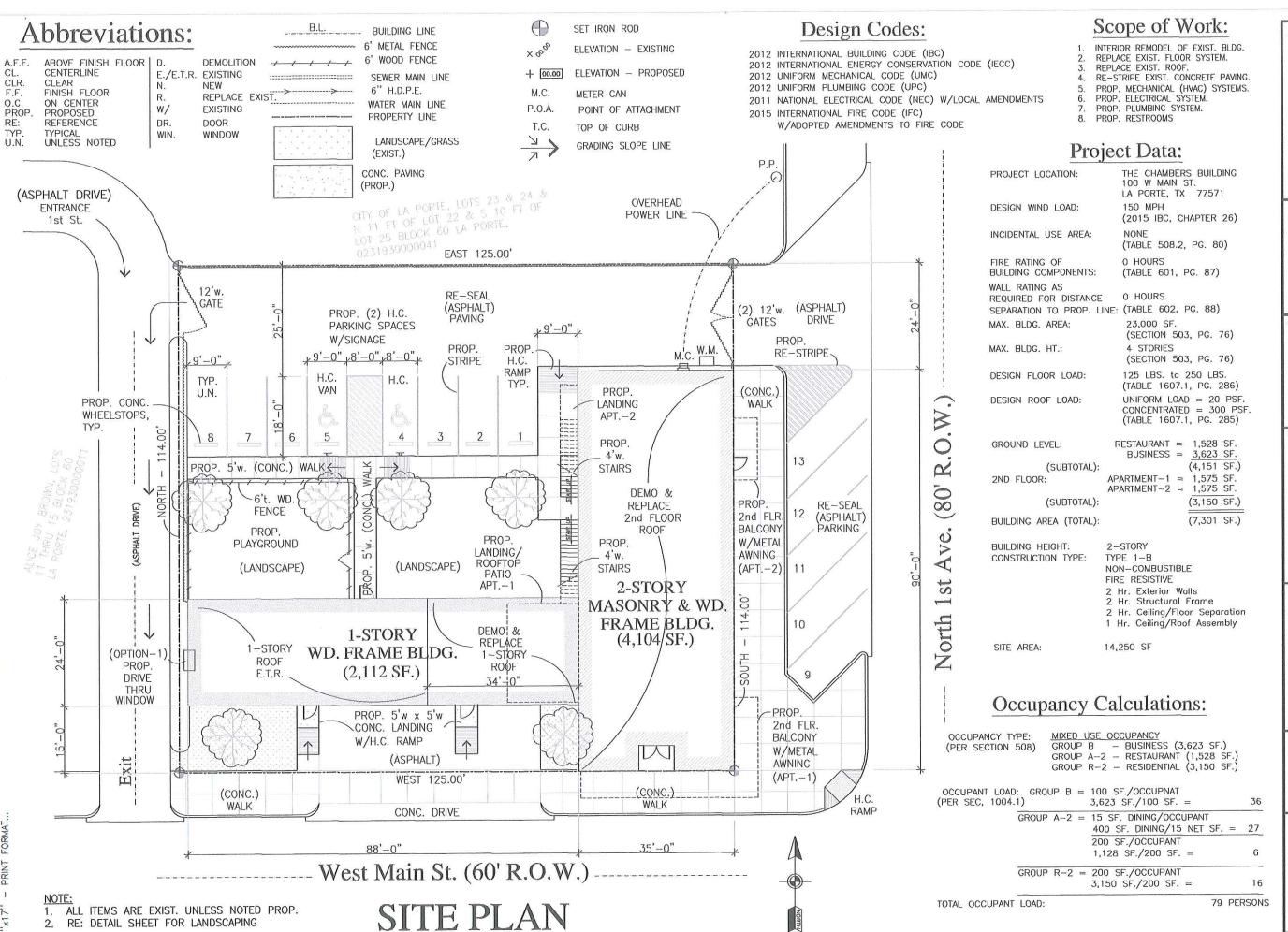
DRAWN BY:

B.J.T./R.S. M.C./B.M. CHECKED BY:

07.15.20

SCALE:

SHEET NO .:



DESIGN BY:

## **BJ.TALTON**

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07.15.20

1'' = 20' - 0''

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SHEET NO .:

SCALE:

A<sub>1</sub>

#### Abbreviations: ABOVE FINISH FLOOR D. CENTERLINE E., DEMOLITION CL. CLR. F.F. O.C. E./E.T.R. EXISTING CLEAR FINISH FLOOR NEW REPLACE EXIST. ON CENTER W/ **EXISTING** PROP. PROPOSED REFERENCE DR. DOOR TYP. WIN. WODDIW UNLESS NOTED DEMO PORTION OF DEMO EXIST. EXTERIOR WALL FOR ITEMS AS PROP. EXIT DOOR, SHOWN -RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION. VAULT C======== E.T.R. 2-STORY BLDG .: DEMO INTERIOR WD. FRAMING, CEILING/FLOOR FRAMING, FINISHES, & ENTIRE ROOF. PROVIDE CROSS PIPE COL., REMOVE EXIST. BRACING & SUPPORT AS E.T.R. NECESSARY TO PRESERVE SIDING, SOFFIT, & EXTERIOR WALLS THROUGHOUT FACIA (3) SIDES DEMO CMU CONSTRUCTION. DEMO EXIST. WALL CONC. SLAB, EXTERIOR WALLS, & ITEMS AS **ENCLOSURE** VAULT - E.T.R. (3,150 SF.) SHOWN DEMO 16'x7' OHD DEMO PORTION OF MASONRY WALL, 24'w. x REMOVE ROOF 1-STORY BLDG .: & WALLS OF 18't. DEMO INTERIOR 1-STORY BLDG., FINISHES. WD. (816 SF.) FRAMING & CONC. SLAB, E.T.R. DEMO WALL, (2,112 SF.) TYP. DEMO -DEMO 10'x7' OHD 10'x7' OHD DEMO EXIST. EXTERIOR DOOR DEMO PORTION OF EXTERIOR WALL FOR PROP. WINDOWS, RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION. DEMO PORTION OF EXTERIOR WALL FOR PROP. WINDOWS, RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION.

**DESIGN BY:** 

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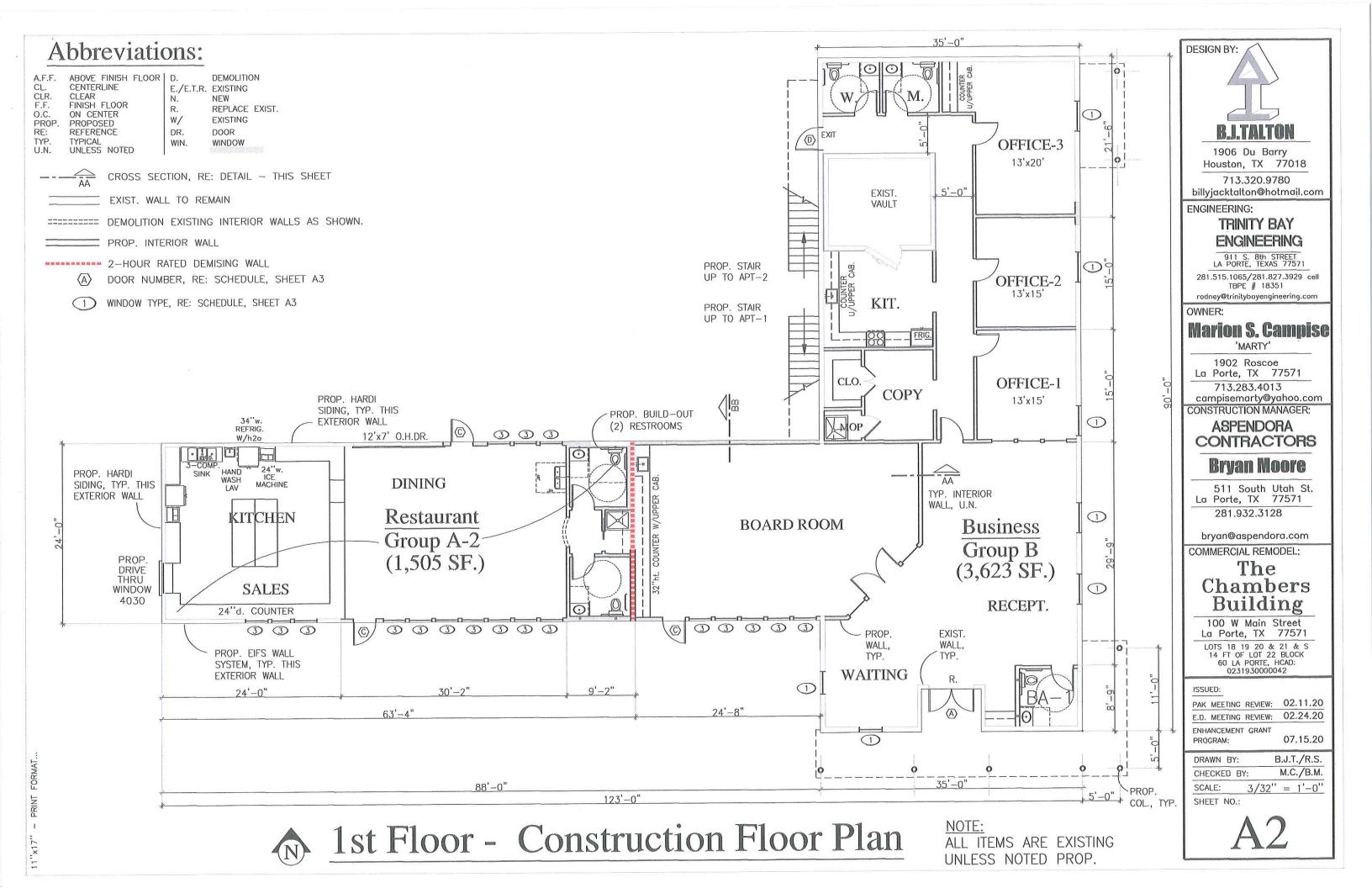
M.C./B.M.

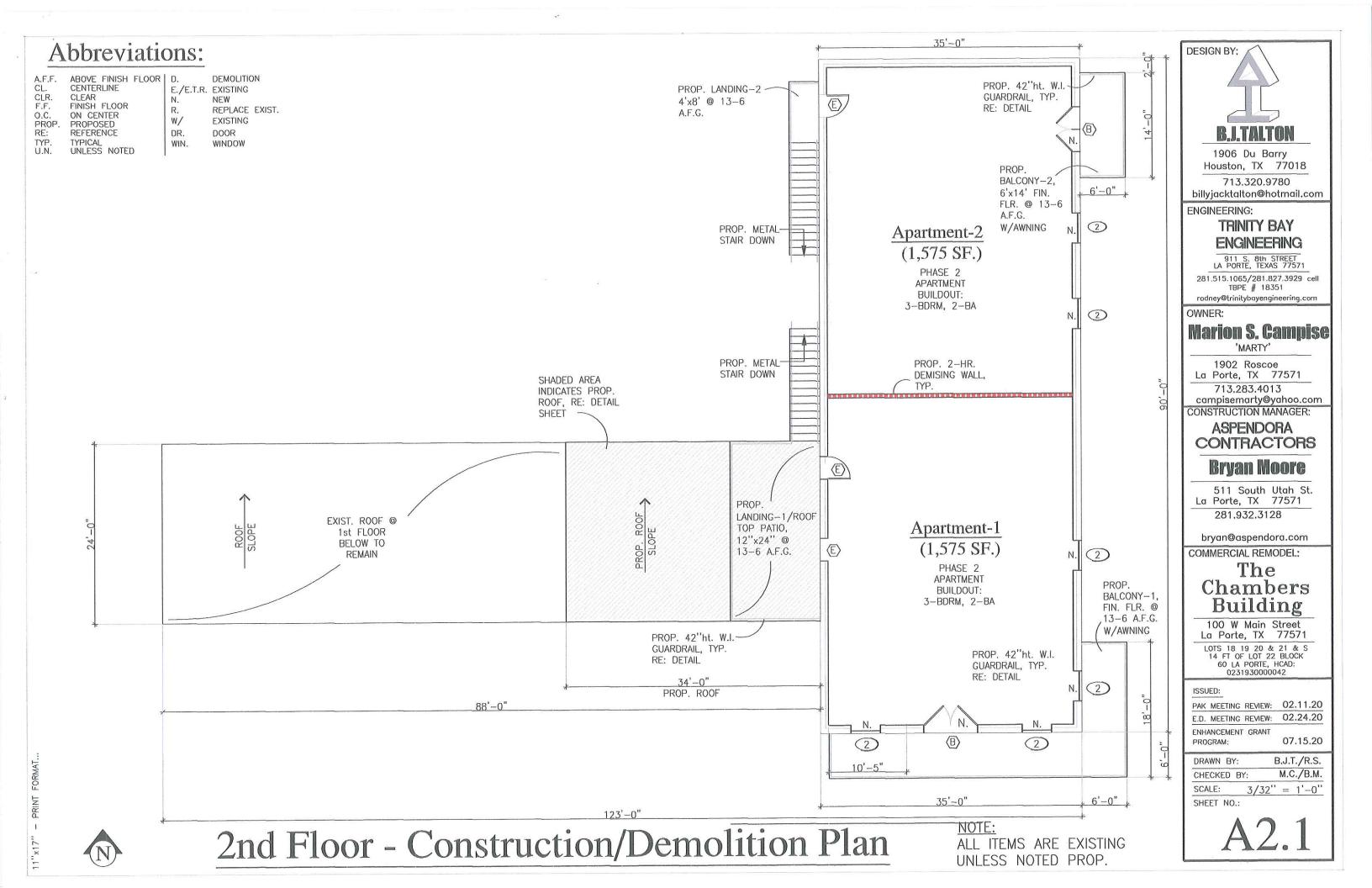
CHECKED BY: SCALE:

3/32'' = 1'-0''SHEET NO .:

Demolition Plan

ALL ITEMS ARE EXISTING UNLESS NOTED PROP.





## Finish Material Specifications:

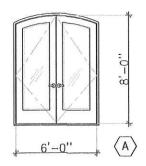
MATERIAL	SPECIFICATIONS
CONC-1	EXPOSED CONCRETE SLAB
PT-1	1-COAT PRIMER, 2-COATS SEMI-GLOSS, LATEX ENAMEL B66-200 SERIES (SEMI-GLOSS) BY SHERWIN WILLIAMS
GYP. BD1	5/8" TYPE 'X' GYPSUM BOARD

### Room Finish Schedule:

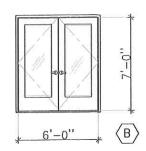
FLOOR	WALL	WALL	EAST WALL	WEST WALL	CEILING
CONC-1	PT-1	PT-1	PT-1	PT-1	GYP. BD1
<del> </del>	<del> </del>				
	CONC-1	CONC-1 PT-1	CONC-1 PT-1 PT-1	CONC-1 PT-1 PT-1 PT-1	CONC-1 PT-1 PT-1 PT-1 PT-1

## Door Types

- 1. DOOR HARDWARE SHALL HAVE LEVER HANDLES OR EQUIVALENT MOUNTED NOT MORE THAN 42" ABOVE FINISHED FLOOR, MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE NOT MORE THAN 8.5 POUNDS AND NOT MORE THEN 5 POUNDS FOR INTERIOR DOORS.
- 2. GENERAL CONTRACTOR & SUB-CONTRACTORS TO MEET TEXAS ACCESSIBILITY STANDARDS,
- 3. 1-3/8" SOLID CORE WOOD DOOR, TYP. U.N. BIRCH W/STAIN GRADE WHITE PINE DOOR JAMB & STANDARD WEDGE TRIM 3 PAIRS OF HINGES (SCHLAGE HARDWARE)



(PR) 3080 1/2 ARCHED WOOD DOORS ALUMINUM FRAME WEATHERSTRIP **THRESHOLD** 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET WIND RATED @ 150 MPH



(PR) 3070 WOOD DOORS ÀLUMINUM FRAME WEATHERSTRIP THRESHOLD 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET WIND RATED @ 150 MPH

## Window Types

Rating: R65-R80, C80-HC100 Water Penetration Resistance: 12.0 PSF Air Infiltration at 25mph: 0.03 CFM

**ENERGY RATING FACTORS:** Glass: Low E / Argon Thermal Transmittance (U Factor): 0.028 Solar Heat Gain (SHGC): 0.29 Visible Light Transmittance (VT): 0.49

Condensation Resistance Factor: 63.0

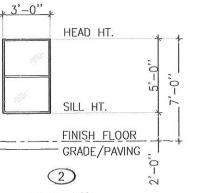
1st FLOOR WINDOWS: WIND RATED W/150 MPH IMPACT RESISTANT GLASS

# HEAD HT. SILL HT. FINISH FLOOR GRADE/PAVING (1)

PROP. 3050 ALUMINUM STOREFRONT FIXED WINDOW LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT



3070 ALUMINUM STOREFRONT ALUMINUM FRAME WEATHERSTRIP THRESHOLD 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET LOCKSET (ADA LEVER TYPE) CLOSURE WIND RATED @ 150 MPH



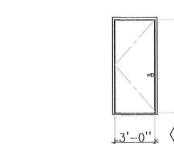
PROP. 3050 SINGLE HUNG LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT

RATED WINDOW

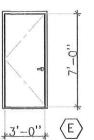
 $\langle D \rangle$ 

3'-0"

WIND RATED @ 150 MPH



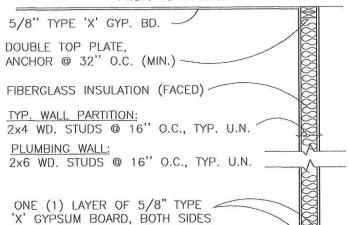
3070 HOLLOW METAL DOOR ALUMINUM FRAME ALUMINUM FRAME WEATHERSTRIP WEATHERSTRIP **THRESHOLD** THRESHOLD SCHLAGE TYPE KEY SET SCHLAGE TYPE KEY SET LOCKSET (ADA LEVER TYPE) CLOSURE CLOSURE.



3070 SOLID CORE WOOD DOOR LOCKSET (ADA LEVER TYPE)

WIND RATED @ 150 MPH

#### PROP. WD FRAMING

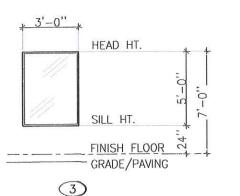


ANCHOR BASE PLATE @ 32" O.C. TREATED 2x BASE PLATE

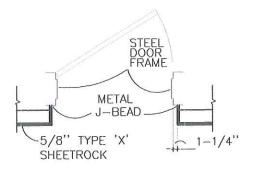
FLOOR COVERING AS SCHEDULED

# Wall Partition 'AA'

(N.T.S.)



PROP. 3050 ALUMINUM STOREFRONT FIXED WINDOW LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT



Metal Door Return



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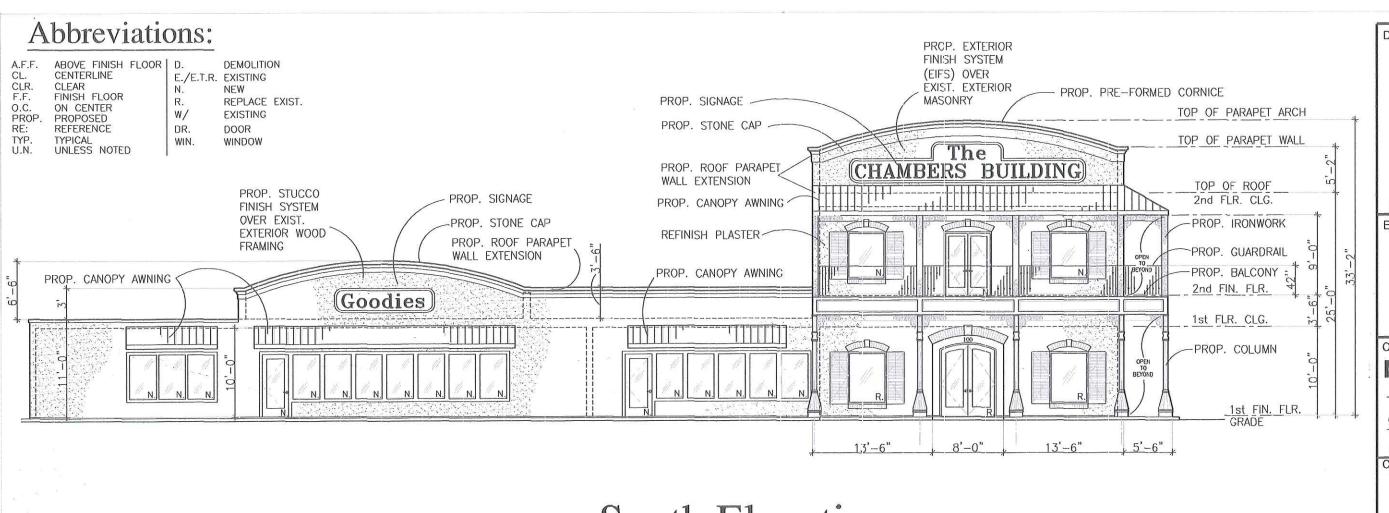
PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

07.15.20

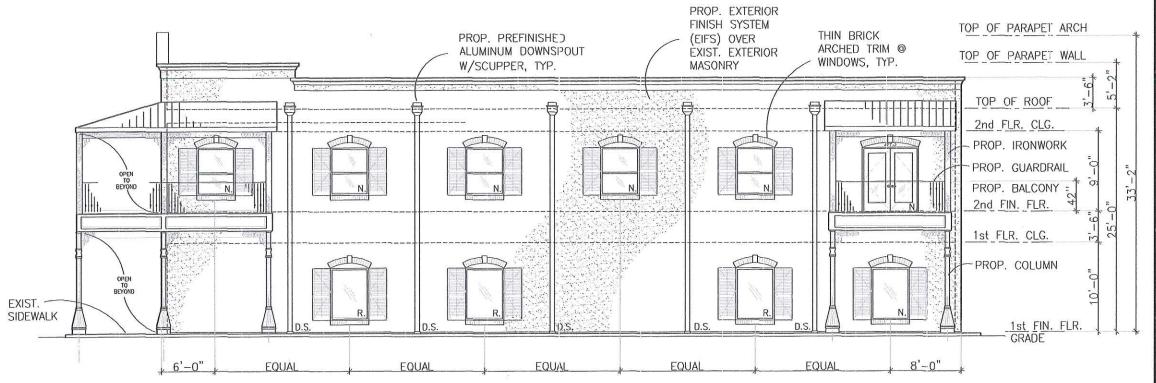
ENHANCEMENT GRANT PROGRAM:

SHEET NO .:

B.J.T./R.S. DRAWN BY: M.C./B.M. CHECKED BY: SCALE: 3/32'' = 1'-0''



# South Elevation



East Elevation

DESIGN BY:

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# ASPENDORA CONTRACTORS

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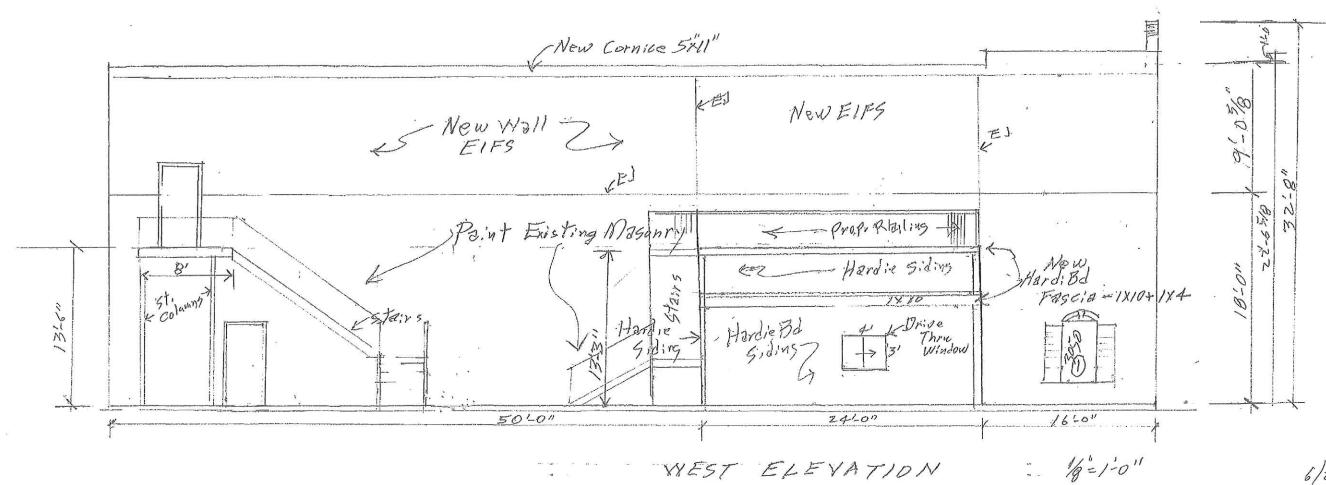
ENHANCEMENT GRANT PROGRAM:

DRAWN BY: B.J.T./R.S. CHECKED BY: M.C./B.M.

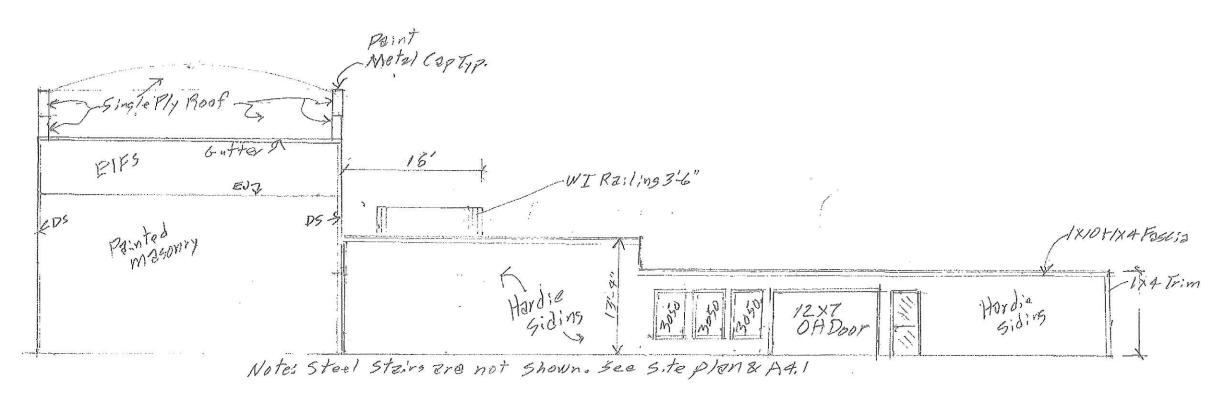
SCALE: 3/32'' = 1'-0''SHEET NO.:

A

A4



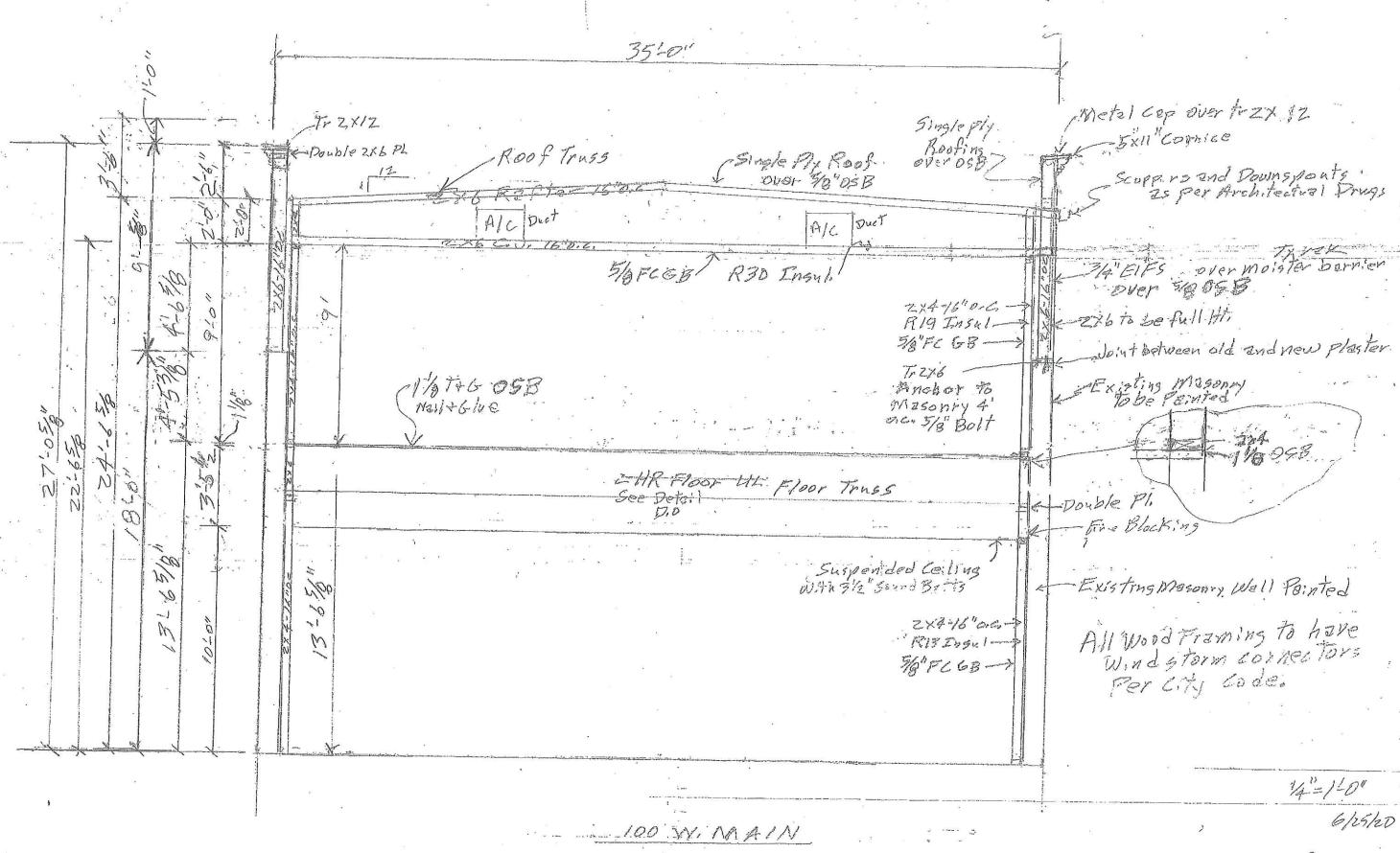
6/25/20



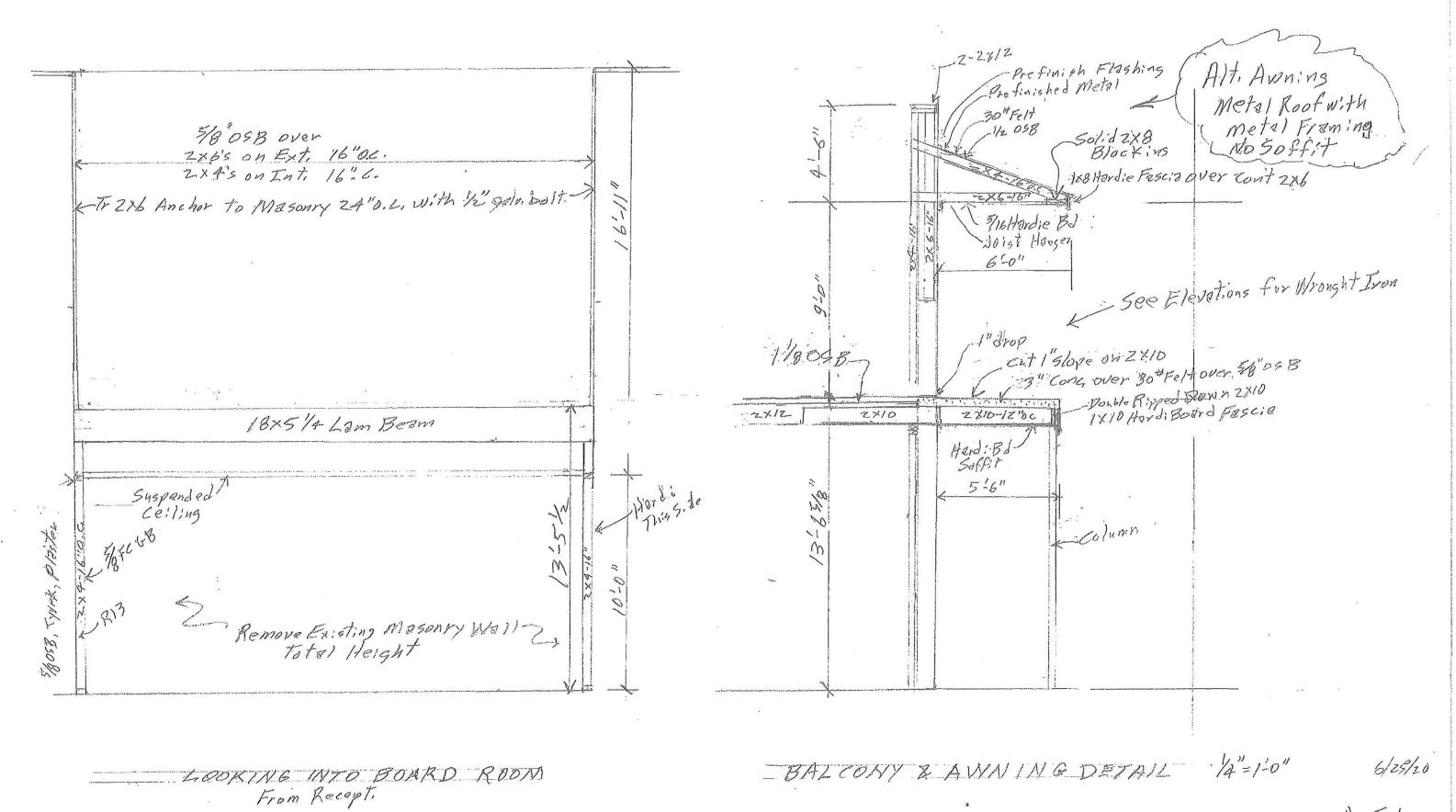
North Elev.

6/25/20

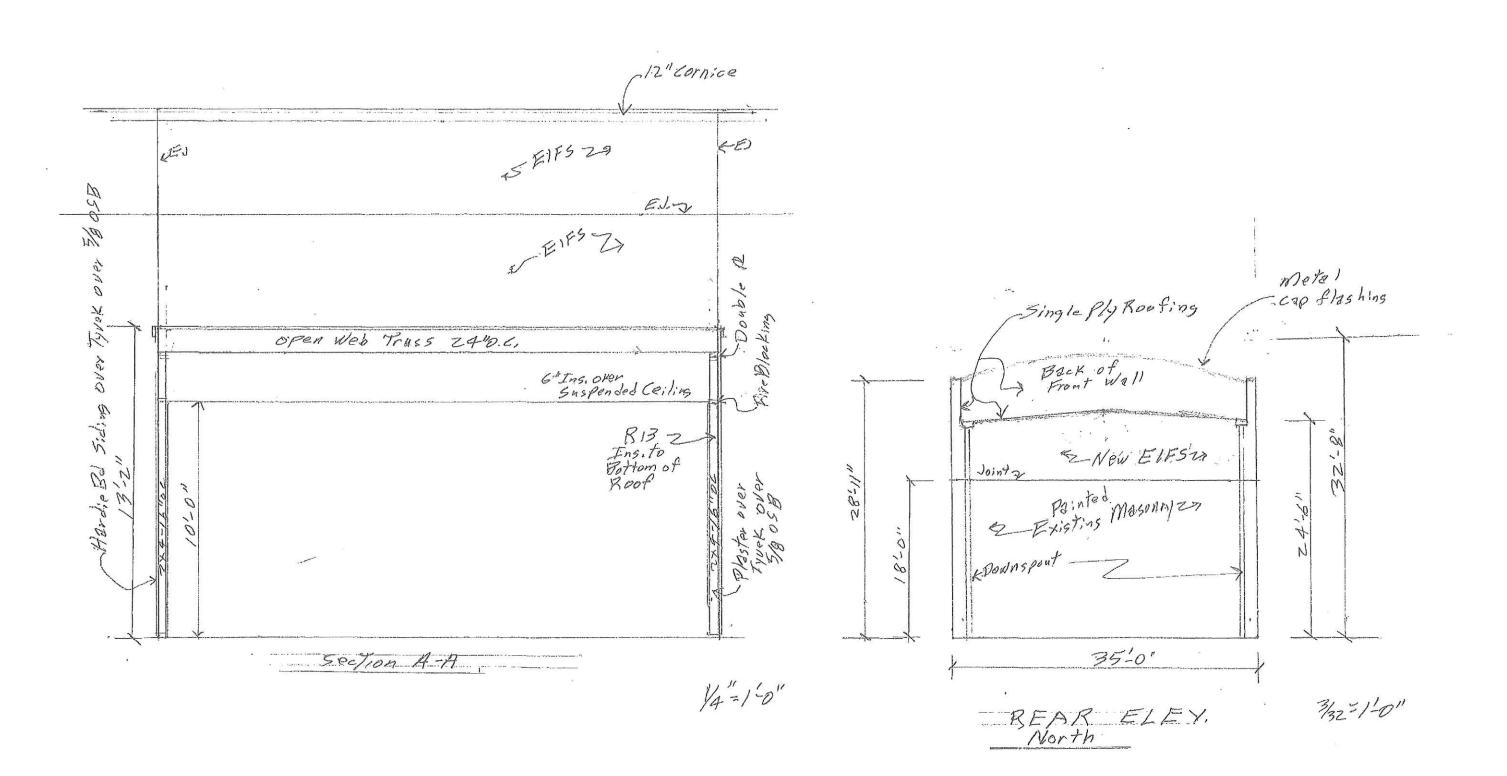
A4.2



A5.0



A5.1



6/25/20

A5.2

16 ther New Gingle Ply Roof New Single Ply Roof 88.0" Roof Plan 15.3

6/25/20

3/32=1-0"

2 1 'QC, 2.4"0,6, 88.0" 6/25/20 Roof Trussos 100 WAST 18/10/10

88-0" 6/25/20 Floor Trusses 35-0"

## **Partitions**

#### Wood Framed



2 Hour Fire-Rated Construction	Chase Walls		Acou	stical Performance	Reference
Construction Detail	Doscription	Test Number	STC	Test Number	Index
10"	base layer 1/4" Sheetrock gypsum     panels     face layer 1/2" Sheetrock Firecode     Core gypsum panels, laminated to base layer     - 2 x 4 wood sluds 16" o.c.	GA-WP-5510			A-75
	⇒ 5/8" Sheereock Faucode Core gypsum	GA-WP-3820	51	RAL-TL-69-214	A-76
10½"	panels or Firenock panels  — 2 rows 2 x 4 wood studs 16" o.c. on separate plates 1" apart  — joints finished	*	56	USG-710120 Based on 3-1/2" thick insulation in one cavity	<del></del>
	f ., *		58	GA-NGC-3056	
100551005100000000000000000000000000000	5/8" Shefirook Frecode C Core gypsum	GA-WP-3910	47	RAL-TL-69-211	A-77
8"	panels or Freedock panels  — 2 x 4 wood studs 16" o.c. on 2 x 6 common plate  — Joints finished	¥ .	51	GA-NGC-2377	
	1/2" Durock brand cement board and 1/4" ceramic file     Two rows 2 x 4 16" o.c. on 2 x 8 common plate     3-1/2" THEMARRER SAFB both cavilies     iolinis taped     load-bearing up to 50% allowable design load	WHI-495-0505 and 0508	50	SA-840523	A-78
2 Hour Fire-Rated Construction	Area Separation Walls				
3½" 3½"	1" Sheerook gypsum liner panels     2" USG H-Studs 24" o.c.     mlahmum 3/4" air space both sides separating liner panels from adjacent construction	GA-ASW-1000			A-79
	Separation wall (non-loadbearing)	UL Des U336	46	RAL-TL-98-353	A-80
111/2"	T" SHERROKS gypsulm liner panels     P ING H-Studs 24" o.c.     Protected wall (bearing or non-loadbearing) of wood or steel studs each side min 3/4" from liner panels		54	RAL-TL-88-348 Based on 2" mineral wool batt on one side	
M	ы 1/2 <sup>n</sup> Siretixock gypsum panels		57	RAL-TL-88-351 Based on 2 x 4s and 3" mineral wool batt on one skle	
8			58	RAL-TL-88-347 Based on 2 x 4s and 2" mineral wool bail on both sides	
	Note These systems do not provide a fire rating for adjacent wood- or steel-framed walls.		60	RAL-TL-88-350  Based on 2 x 4s and 3" mineral wool batt on both sides	

## FLOOR-CEILING SYSTEMS, WOOD-FRAMED

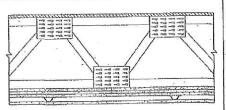
#### GA FILE NO. FC 5751

GENERIC

#### WOOD FLOOR, WOOD TRUSSES, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

Base layer 5/8" type X gypsum wallboard applied at right angles to 18" deep parallel chord wood 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. Second layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furning channels 24" o.c. applied at right angles to trusses over third layer with two 2 1/2" long Type W drywall screws at each truss. Face layer 5/8" type X gypsum wallboard applied at right angles to furning channels with 1 1/8" Type S drywall screws 12" o.c. Wood trusses supporting 3/4" T & G edge plywood floor applied at right angles to trusses with 8d nails 6" o.c. at joints and 12" at intermediate trusses. Ceiling provides two-hour fire-resistance protection for wood framing.

#### 2 HOUR FIRE



Approx. Ceiling

Weight:

12 psf UL R4024, 00NK26545, 4-27-01, Fire Test:

UL Design L556

	Student	s, EBT, and M
Taols & Home	Improvement > Lighting & Cellin	ng Fans 🛽 Wall Lights
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		Get \$10
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Deliver to Bryan La Porte 77571

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Craftmade ZWRAP-TB Fluted Direct Burial Post Wrap, Textured Matte Black

by Craftmade

3 answered questions

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Color: 22.5

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- · Dimensions 22.5" Height
- · Can be used in damp locations
- Cast Aluminum
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New (5) from \$144.00 + FREE Shipping

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\$144.00

& FREE Shipping

Arrives: July 6 - 9

Fastest delivery; July 2 - 8

in Stock.

Qty: 1

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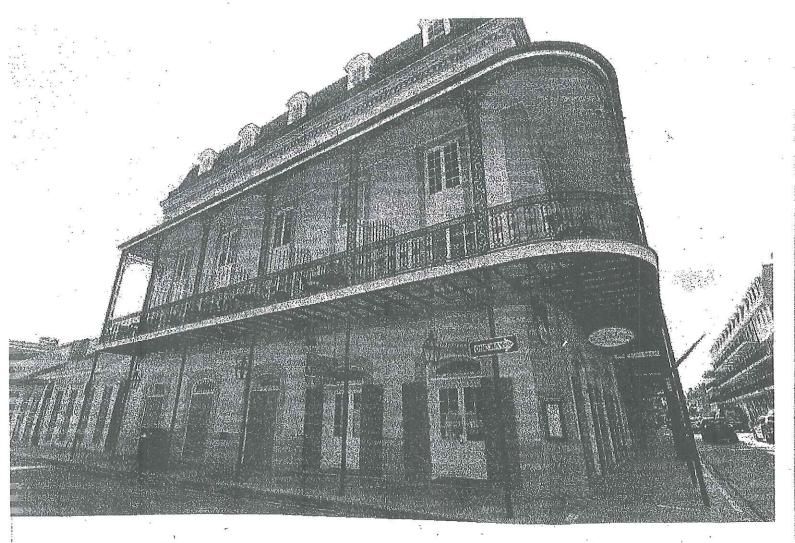
Ships from and sold by Haus Appeal.

#### Add a Protection Plan:

- 4 Year Home Improvement Protection Plan for \$29.99
- 3 Year Home Improvement Protection Plan for \$21.99

Deliver to Bryan - La Porte 77571

Addtalist



# Classifieds

LEGAL/PUBLIC NOTICES \$10.50 per column inch

LIQUOR LEGAL NOTICES

\$11.50 per column inch

### LEGAL NOTICES

ITT 1320 W Tyler St. La Porte, TX 77571 832-403-9586 VSF# 0648738 www.tdlr.texas.gov RED GO CART

Vin#
LXDACJANSF1B00462
Total Charges: \$775.91
If the vehicle is not claimed
30 days after the date this
notice is sent gives this vehicle storage facility the right
to dispose of the vehicle.
Additionally failure to claim
the vehicle is a wavier of all
right, title, or interest in the
vehicle and personal
Property and a consent to sell
the vehicle at a public sale.

FOR SALE - AUTO

### 2003 Ford Quad Cab F150

Leather Interior, Great Condition, Body and interior ingreat shape. Solid engine and trans. Cold A/C

> \$4975 obo 281-413-3850

FOR SALE - MISC

## **FOR SALE**

15 Sheets of 1/2 Inch Plywood. Used to cover windows for storms.

**\$20 for all** 281-471-6131

WANTED

### WANT TO BUY RESIDENTIAL LOTS

La Porte & Surrounding Areas Call

832-423-9055



#### FOR SALE

## **For Sale**

Forest Park
2 Burial Spaces in The Garden Of Valor
Lot #12 Spaces 5 and 6
2 Opening and 2 Closings Plus a VA Marker

Today's total cost \$6,150 Asking \$4,000

Call 281-333-5804

#### HELP WANTED

## **Facilities Manager**

The job of Facilities Manager for Today's Harbor for Children was established for the purpose of planning, organizing and directing the maintenance, repair and alteration of buildings and grounds.

Facilities Manager will be expected to manage and mentor their immediate staff and develop a good working relationship with all other staff members while working closely with other Management employees

- Develop and implement a plan of action for all maintenance projects
- Manage and supervise maintenance staff and delegate work orders efficiently
- Communicate and report campus needs to the President & CEO and management staff
- Assist in creating budget
- Cottage and grounds maintenance

Send Resume To: Today's Harbor for Children 514 Bayridge Rd La Porte, Texas 77571

or email resume to: aberry@todaysharborforchildren.org

TodaysHarborForChildren.org

## **Kitchen Services**

As Kitchen Services you will manage the day-to-day operations of the kitchen by preparing, cooking, and serving nutritional meals and snacks that are in accordance with the established guidelines and schedules for the National School Lunch Program.

- Ordering Food and Supplies
- Maintain National School Lunch Program
- Kitchen, Pantry, and Freezer Maintenance
- Kitchen Setup and Breakdown

As Kitchen Services you will be responsible for ensuring all areas of the kitchen, food prep, and food storage areas are clean and properly sanitized. This includes but will not be limited to washing dishes and cooking equipment, cleaning floors, sanitizing countertops and cutting boards, and maintain all areas to health code standards.

- Prepare food according to planned menus, using approved recipes and safe food handling procedures
- Determine the quantities of food to be prepared daily
- Order supplies that are in compliance with the NSLP guidelines
- Inspect food and supplies shipments by verifying orders and signing off on invoices
- Work closely with the Campus Life Director to ensure relief cottages are stocked with food, drinks and toiletries
- cottages are stocked with food, drinks an

   Track daily breakfast, lunch and snack
- Track daily breakfast, lun
   Food handler certification

## **Send Resume To:**

Today's Harbor for Children 514 Bayridge Rd La Porte, Texas 77571

**or email resume to:** aberry@todaysharborforchildren.org

TodaysHarborForChildren.org

# **SALES**

The Bay Area Observer is looking for a commission based advertising sales representative!

If you are a self starter with the ability to work independently, possess excellent time management and phone skills, have a passion for making a difference in the community, possess the ability to earn client trust, We would like to talk to you!

Email resume to: editor@bayareaobserver.com

or mail to: Bay Area Observer, P.O. Box 82, La Porte, TX 77572

# Creating customer awareness is key to success in business

# Observer The Bay Area

is an advertising vehicle that delivers

Expand your reach through a strategic advertising plan that will help you buildyour customer base

TO GET STARTED CALL **281-402-5033** 

or email: editor@bayareaobserver.com

# **PUBLIC NOTICES**

To Place Legal and Public Notices: Email editor@bayareaobserver.com or Call 281-907-3140

The City of La Porte Sealed Bid #20011 – Broadway Trail Lighting Project-Phase I will be accepted until 2:00 p.m. CST on Tuesday, March 31, 2020 at the City Hall information desk located at 604 W. Fairmont Pkwy., La Porte, Texas 77571. Solicitations will be opened and read immediately following the closing hour. Information to register and bid visit: www.publicpurchase.com . For questions, contact purchasing@laportetx.gov.

The City of La Porte Request for Proposal #20504 – Fleet Maintenance Software will be accepted until 2:00 p.m. CST on Thursday, April 2, 2020 at the City Hall information desk located at 604 W. Fairmont Pkwy., La Porte, Texas 77571. Proposals will be opened and read immediately following the closing hour. Information to register and bid visit: www.publicpurchase.com . For questions, contact purchasing@laportetx.gov.

The City of La Porte Request for Proposal #20505 – Residential Solid Waste Collection will be accepted until 2:00 p.m. CST on Thursday, March 26, 2020 at the City Hall information desk located at 604 W. Fairmont Pkwy., La Porte, Texas 77571. Proposals will be opened and read immediately following the closing hour. Information to register and bid visit: www.publicpurchase.com . For questions, contact purchasing@laportetx.gov.

Notice to Bidders Sealed Bid Project #2020-02 Disposal of Municipal Sludge

Sealed Request for Proposals for Disposal of Municipal Sludge, Seabrook Project No. 2020-02 will be received until 2:00 PM on March 24, 2020 by the Purchasing Coordinator, Ashish Patel, 1700 First Street, Seabrook, Texas 77586. Bids must be received and time stamped by the Purchasing Coordinator prior to the aforementioned time, when they will be publicly opened and read aloud in City Council Chambers. No late bids will be accepted. Bidding documents may be obtained at Seabrook City Hall or by contacting the Purchasing Coordinator, Ashish Patel through email apatel@seabrooktx.gov. No pre-bid conference will be held.

The City of Seabrook hereby notifies all BIDDERS that in regard to any agreement entered into pursuant to this advertisement, minority business enterprises will be afforded equal opportunities to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, age, religion, or national origin in consideration for an award.

Until final award of the Contract, City of Seabrook reserves the right to reject any or all Bids, to waive irregularities or technicalities, to re-advertise, or to proceed to do the work otherwise when in the best interest of the City of Seabrook.

### Notice of Proposed Project of the La Porte Development Corporation Board (Type B)

100 W. Main Street Renovation Project: Pursuant to Texas Local Government Code Section 505.160 notice is hereby given that the La Porte Development Corporation Board (Type B Board) of the City of La Porte, Texas has proposed an official project and is considering granting an incentive to an eligible business enterprise in an amount not to exceed \$85,000.00. The purpose of the project is to promote and develop new and expanded business enterprises, specifically for site, infrastructure, and related improvements at 100 West Main Street, which location is legally described as Lots 18, 19, 20, & 21 & the South 14 feet of Lot 22, Block 60, Town of La Porte Subdivision

In accordance with Texas Local Government Code 505.160 the public has a right to gather a petition to object to the proposed projects by requiring an election. The petition must request that an election be held before the project is undertaken and must be signed by more than ten percent (10%) of the registered voters of the City of La Porte. The petition must be received by the City of La Porte not later than the sixtieth (60th) day after the publication of this notice.

Please reach out to Ryan Cramer, Economic Development Coordinator at CramerR@La-PorteTX.Gov or 281-470-5016 with any questions or comments you may have.

# TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN Week of Feb. 23, 2020

## ACREAGE

Hunting/investment/recreational property. We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Verde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. Call toll-free or email for individual prices and terms, www.ranchenterprisesltd.com, 800-876-9720.

## AUCTION

Special Replacement Spring Female Sale, Sat. Feb. 29, noon, Hallettsville Livestock Commission Co., Hallettsville, TX. Brangus, Braford, Crossbred, Brahman; Bred, Pairs, Open Heifers. 361-293-4949 or 361-293-8116.

## CHARITY

**Donate a boat** or car today to Boat Angel. 2-Night Free Vacation. Sponsored by Boat Angel Outreach Centers to stop crimes against children. 800-700-BOAT, www.boatangel.com.

## EVENTS

Run With Sam 5K, 8 a.m., Sat. Feb. 29, Sam Houston State University, Huntsville, TX. Sponsored by Wiesner Huntsville, The Huntsville Item, Red Dirt Hurricane Outlaw Energy, Texas Press Association, Ink Slingers, Insomnia Cookies and Sam Houston State University. \$20 Registration, Register at www.RunWithSam.org. For more info email runwithsam1793@gmail.com.

Southeast Texas Boat, Sport & RV Show, Feb. 28-29 & March 1, Ford Park, Beaumont, TX. The place to buy your new Boat or RV. See 31 boat brands and 50 RV brands in one location. SouthEastTexasBoatRVShow.com.

Golden Triangle Home and Garden Show, Feb. 28-29 & March 1, Ford Park, Beaumont, TX. Everything for the Home. See a multitude of home improvement professionals in one location. GoldenTriangleHomeAndGardenShow.com.

## HUNTING

**GOT LAND? Our** Hunters will Pay Top \$\$\$ to hunt your land. Call for a FREE info packet & Quote. 1-866-309-1507, www.BaseCampLeasing.com.

## LEGAL ASSISTANCE

Mesothelioma may occur 30 to 60 years after exposure to asbestos. Many workers were exposed from the 1940s through the 1970s. Industrial and construction workers, along with their families (second hand exposure) are among those at risk for mesothelioma, lung cancer or gastro cancer (throat, stomach, colon). Call 800-460-0606 for professional legal insight or visit www.AsbestosLaw.com.

## OIL AND GAS RIGHTS

We buy oil, gas & mineral rights. Both non-producing and producing including non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. 806-620-1422, LoboMineralsLLC@gmail.com. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800.

## MEDICAL

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 866-747-9983.

## SATELLITE TV

**Get NFL Sunday** Ticket FREE w/ DIRECTV Choice All-Included Package. \$59.99/month for 12 months. 185 Channels PLUS Thousands of Shows/Movies On Demand. FREE Genie HD DVR Upgrade. Call 1-855-710-4824 or satellitedealnow.com/tex.

## STEAKS

ENJOY 100% guaranteed, delivered to-the-door Omaha Steaks! SAVE 68% PLUS get 4 FREE Burgers. Order The Favorite Gift - ONLY \$69.99. 1-866-879-0154 mention code:59104KRJ or visit www.omahasteaks.com/love48.

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NOTICE: While most advertisers are reputable, we **cannot guarantee products or services advertised.** We urge readers to use caution and when in doubt, contact the Texas Attorney General at 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/bizop.

## La Porte Development Corporation Project Scorecard -- PRIORITIES

<u>Project Type</u>		Project's PRIORITY Value (Up to 10) <sup>1</sup>	Project's 10 Year Tax or PILOT Revenue <sup>2</sup>	Project's Multiplier Value (Up to 4) <sup>3</sup>	# of New Full Time Jobs	Full Time Job Avg. Value <sup>4</sup>	Project's Existing 10 Year Incentives <sup>5</sup>	Regression Analysis <sup>6</sup>	Estimated Incentive Value <sup>7</sup>	Incentive Value Allowed by Tax Abatement Policy <sup>8</sup>	% Allowed by Tax Abatement Policy
New Retail/Restaurant Dev. (Higher)	Α	10	\$3,420,000	2	0.0	0.0	\$0	342.0	\$2,565,000	\$355,000	50%
Palais Royal	A1	10	\$471,000	2	16	0	\$0	47.1	\$353,250	\$17,750	50%
Retail or Restaurant Re-Development/ Blight Removal/EHG (Higher)	В	9	\$684,000	1	0	0	\$0	30.8	\$230,850	\$71,000	50%
Pipeline Grill	B1	9	\$846,628	2	100	0	\$0	76.2	\$571,474	\$11,657	50%
Fischer's Hardware	В2	9	\$210,500	2	8	0	\$0	18.9	\$142,088	\$17,750	50%
Quality Waterfront Development	С	8	\$1,532,500	2	0	0	\$0	122.6	\$919,500	\$133,125	50%
Main Street Improvements	D	7	\$648,500	3	0	0	\$0	68.1	\$510,694	\$62,125	50%
Bank Building Remodel	D1	7	\$35,500	3	8	0.1	\$0	3	\$22,365	\$8,875	50%
Micro-Brewery (Purchase)	D2	7	\$105,500	2	12	0.1	\$0	9	\$66,465	\$8,875	50%
New Retail/Restaurant Dev. (Lower) - Rob Johnson/Dollar Tree	E	6	\$826,000	1	0	0	\$0	24.8	\$185,850	\$106,500	50%
Retail or Restaurant Re-Development/ Blight Removal/EHG (Lower)	F	6	\$121,000	1	0	0	\$0	3.6	\$27,225	\$3,550	50%
El Toro	F1	6	\$542,000	2	12	0	\$0	32.5	\$243,900	\$35,500	50%
Industry - NEW Development (Higher) - INEOS Unit #1 - \$250 Million	G	5	\$11,182,500	4	24	0.125	\$4,579,500	396	\$2,971,350	\$2,662,500	10%
INEOS Unit #2 - \$500 Million	G1	5	\$22,365,000	4	60	0.125	\$9,159,000	1981	\$14,856,750	\$2,662,500	10%
Project Regulate	G2	5	\$1,136,000	3	40	0.125	\$0	85	\$639,000	\$56,800	10%

ACT Turbo (New Industry)	G3	5	\$426,000	3	73	0.13	\$0	61	\$454,808	\$21,300	10%
NEW Office/HQ - InterGulf Corporation	Н	4	\$142,000	4	30	0.15	\$0	10	\$76,680	\$7,100	10%
NEW Office/Regional - Richard Industrial Group	1	4	\$10,650	4	75	0.15	\$0	2	\$14,378	\$1,775	10%
Industry - NEW Development (Lower) - Sector 23 (Original)	J	3	\$568,000	4	35	0.1	\$0	24	\$178,920	\$28,400	10%
Sector 23 (Latest)	J1	3	\$1,278,000	4	72	0.1	\$0	110	\$828,144	\$28,400	10%
Industry - RETENTION/EXPANSION (Higher) - ACT Turbo (Expansion)	К	3	\$426,000	3	73	0.13	\$0	36	\$272,885	\$21,300	10%
Industry - RETENTION/EXPANSION (Lower)	L	2	\$710,000	3	15	0.075	\$0	5	\$35,944	\$35,500	10%
Airport Re-Development	M	1	\$177,500	2	30	0.1	\$0	1	\$7,988	\$8,875	10%

#### Notes:

- 1. Staff assigned prioritized values, from a maximum of 10 to a minimum of 1, based upon his understanding of the City Council and 4B Board's values for various types of projects.
- 2. The values in this column include revenues from property taxes, business personal proeprty taxes, and sales taxes.
- 3. Staff assigned a value, from a maximum of 4 to a minimum of 1, for each project. A value of 4 means that the project will have a significant multiplier effect to bring new money and/or people into our local economy. A value of 1 means that the project will have little or no multiplier effect to bring new money and/or people into our local economy.
- 4. Staff assigned a value, from a maximum of **0.15** to a minimum of **0.075**, for each type of "primary job" associated with each project type. A value of **0.15** was assigned to higher paying, white collar, engineering design, or executive positions. A value of **0.125** was assigned to highly skilled positions for a process technician and/or advanced manufacturer. A value of **0.10** was assigned to skilled positions. A value of **0.075** was assigned to unskilled positions.
- 5. Data in this column identifies all other local incentives, like PILOT abatements under an existing IDA or scheduled TIRZ reimbursements, that any project may be entitled to receive.
- 6. The formulas in this column represent staff's best estimate using regression analysis to tie together all the columns of data. Important assumptions of the formulas are as follows:
  - x Retail projects are **five** times (5x) more attractive to the community than industrial projects. For reference, please see page #6 of La Porte's enclosed Tax Abatement Policy.
  - x Each "project type" is **not** equal to every other project type. Therefore, each project type's priority value is included in the formula.
  - The value of incentives that a project is already scheduled to receive, and is shown in the "Project's Existing 10 Year Incentives", must be deducted from the total tax/PILOT revenue that the project is expected to generate, which is shown in "Project's 10 Year Tax or PILOT Revenue".
  - x Each project's value to create a "multiplier effect" on our local economy should be included. See the values listed under "Project's Multiplier Value (Up to 4)" above.
  - x Each value in the column for "Regression Analysis" is divided by 1 million to make the values under "Regression Analysis" smaller, more manageable, and easier to compare.

The two (2) basic formulas used in "Regression Analysis" are as follows:

- (a) For all Retail, Restaurant, Re-Development, and Waterfront Projects, "Project's PRIORITY Value (Up to 10)" x 5 times "Project's 10 Year Tax or PILOT Revenue" "Project's Existing 10 Year Incentives" times "Project's Multiplier Value (Up to 4)" divided by 1 million.
- (b) For all Industry and Office Projects, "Project's PRIORITY Value (Up to 10)" x 1 times "Project's 10 Year Tax or PILOT Revenue" "Project's Existing 10 Year Incentives" times "Project's Multiplier Value (Up to 4)" divided by 1 million.
- 7. The values in this column are simply the value from the column called "Regression Analysis" times \$7,500.
- 8. Data in this column shows the value of incentive recommended for each project type, according to the La Porte's current Tax Abatement Policy.

Projects identified in dark green text represent projects that have either already been awarded an incentive grant, or staff has good estimates for the projects. All other projects are completely "hypothetical".

- A. Hypothetical \$20 million retail/restaurant/mixed use development project with \$10 million in annual retail sales.
- A1. Palais Royal \$1 million property value with \$2 million in annual retail sales.
- B. Hypothetical \$4 million project with \$2 million in annual retail sales.
- B1. Pipeline Grill \$1.2 million in commercial property with \$4 million in annual retail sales.
- B2. Fischer's Hardware \$1.5 million in commercial property with \$520,000 in additional, annual retail sales.
- C. Hypothetical \$7.5 million with \$5 million in annual retail sales.
- D. Hypothetical \$3.5 million with \$2 million in annual retail sales.
- D1. Micro-Brewery (Lease) \$500,000 in commercial property value, \$350,000 in annual retail sales, 12 full time employees, and rent of \$48,000/year for five years.
- D2. Micro-Brewery (Purchase) \$500,000 in commercial property value, \$350,000 in annual retail sales, and 12 full time employees
- E. Rob Johnson/Dollar Tree \$6 million project with \$2 million in annual retail sales.
- F. Hypothetical \$1 million project with \$250,000 in annual retail sales.
- F1. **El Toro** \$2 million in new commercial property, plus \$2 million in additional, annual retail sales.
- G. INEOS USA, LLC Unit #1, \$250 million investment, 84 highly skilled, full time jobs, 20% IDA for years #1-6, 63% IDA for years #7-10.
- G1. INEOS USA, LLC Unit #2, \$500 million investment, highly skilled, full time jobs, 20% IDA for years #1-6, 63% IDA for years #7-10
- G2. Project Regulate \$16 million investment, with at least 40 (to 60 within 5 years) highly skilled, advanced manufacturing, full time jobs. (Note: Project would be in the TIRZ).
- G3. ACT Turbo (New Industry) \$6 million investment with 73 new, highly skilled, advanced manufacturing, full time jobs.
- H. InterGulf Corporation \$2 million investment with 30 white collar, higher paying, full time jobs.
- I. Richard Industrial Group \$500,000 investment with 75 white collar, higher paying, full time jobs. (Note: the 10 year PILOT is based on 3 years, equal to the term of the lease, rather than the usual 10 year timeframe.)
- J. Sector 23 (Original) \$8 million investment and 35 full time, skilled jobs assuming 15 buildings, 3 employees per building, and minus 10 employees per the development agreement.
- J1. Sector 23 (Latest) \$18million investment and est. 72 full time, skilled jobs assuming 18 buildings, 4 employees per building.
- K. ACT Turbo (Expansion) \$6 million investment with 73 new, highly skilled, advanced manufacturing, full time jobs.
- L. Hypothetical Warehouse/Distribution, \$10 million investment, 15 unskilled, full time jobs.
- M. Hypothetical Airport expansion, \$2.5 million city participation/investment with 30 skilled, full time jobs.



# REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: July 27, 2020					
Requested By:Jason Weeks, Asst. City Mgr.					
Department:	Administration/	СМО			
<ul><li>Report</li></ul>	Resolution	Ordinance			

Exhibits: Application, Information about Applicant, Renovation

and Design & Site plan

Ар	propriation
Source of Funds:	015 – General CIP Enhancement Grant
Account Number:	015-9892-993-1100
Amount Budgeted:	\$167,399
Amount Requested:	\$50,000
Budgeted Item:	C Yes C No

Bids,

#### SUMMARY

On February 24, 2020, staff brought the Board a project in downtown La Porte. The applicant Marion (Marty) and Vicki Campise are interested in purchasing the Main Street bank building, which was previously occupied by Becky's Ceramics. The building is located at 100 W. Main Street. The applicant estimates a capital investment of \$850,000 for this project. The applicant estimates \$196,576.94 in eligible enchancement grant expenses.

The applicant is formally requesting an enhancement grant funding in the amount of \$50,000. Staff has provided documentation related to the project and the applicant and his development team will be in attendance at the meeting to respond to any questions or concerns on this project.

#### Summary

In order for Mr. Campise to make this project work he has filed an additional application (in addition to the incentive grant also include on this agenda) for an enhancement grant to aid in the refurbishment/renovation of the old bank building at 100 W. Main Street. The applicant is requesting a \$50,000 reimbursement of his projected \$850,000 in façade, signage, roofing and parking eligible expenses. Due to this request being in excess of \$25,000, the application if approved will require action by the City Council.

I move to grant an enhancement grant in the amount of \$ to the applicant, Marion (Marty) Campise for the refurbishment/renovation of 100 W. Main Street.					
Approved for the La Porte Development Corpora	ation Board meeting agenda				
Corby D. Alexander, City Manager	Date				

## 2

## La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to: Office of Economic Development City of La Porte 604 W. Fairmont Parkway La Porte, TX 77571 **APPLICANT INFORMATION: Business Name Physical Business Address Business Owner (if different from applicant) Mailing Address Contact Phone** TYPE OF WORK (check all that apply): XAwnings/Signage Parking Lot Improvements **⊠** Beautification **DETAILS OF PLANNED IMPROVEMENTS (attach additional pages if necessary):** 

## BUSINESS, BY THE BAY

Amount of	Architect a	ontractor and/or Proje he original proposals	name of each Cont e, also, attach the	ase list the nam h bid. Please, a	Plea
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**BUDGET DETAIL** 

1,500,00

PROJECT EXPENDITURES	FUNDS	<b>FUNDS APPLIED</b>	TOTAL
Façade Rehab	\$	\$	\$ 173,273,0
Awnings/Signage	\$	\$	\$ 72 09,00
Beautification	\$	\$	\$
Parking Lot Improvements	\$	\$	\$ 12,738,00
Other (list):	\$	\$	\$
TOTAL	\$	\$	\$

Total estimated cost of proposed project:

Amount requested (up to 50% of total cost, \$2,500 to \$50,000):

Please attach color samples, model numbers (for windows, doors, etc.), photos, scaled drawings, and other illustrations of work to be completed. Please include as much detail as possible.

Your signature on this application certifies that you understand and agree with the following statements: I have met with the LPDC and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the eligible renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project, OR I have disclosed all pertinent insurance information. I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds.

APPLICANT SIGNATURE

15 IT POSSIBLE TO REQUEST. GRAVI: 85000 ENHANCE MENT: 100,000 THE PROJECT WILL BE COMPLETED DURING THE YEARS 2020 - 2021 MARTH CAMPIN

	BONK IN FORMATION
	AMEGY - \$380000 LPL FINTIAL \$330000 (BOD PIZZITOLA)
X	LPL FINITIAL \$ 330 000 ( BOD PIZZITOLA)
	Lease AGREEMENTS
	CHAMBER OF COMMERCE
	ERNK NANCE
A.	
	LEGAL DISCRIPTION
	COMMERCIAL CONTRACT TO PINCHAGE CLARK ASKING VS HANDLING SALE OF PROPERTY
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柯	LPL INFORMATION HAS BEEN EMMINED
	TO JASONS EMAIL ACCOUNT



July 14, 2020

Marion Salvago Campise Jr. 1902 Roscoe St. La Porte TX 77571

Re: Customer Relationship

To Whom It May Concern:

The information below is correct as of the date of this letter.

Deposit Relationship Status: Established

Account Balances:

Mid 6 Figures

OD's last 12 months:

0

Account Status: Account Signers:

Active and In Good Standing Marion Salvago Campise Jr.

Lending Relationship:

None

If you have any questions concerning this matter, please contact Rick Helton at 713.232.5810.

Sincerely,

Rick Helton

VP, Banking Center Manager

1401 W Fairmont Pkwy, La Porte, TX 77571

O: 713.232.5810

the building at 100 Main St It is my intent to move my current business, Goodie's Ice Gream from my current location at Sylvan Beach to

l expect to move in on February 15, 2021.

I am signing a 3 year lease for 1540sq2 with an option to renew.

Greselda Hernandez Owner/Operator

#### Frank Nance

From:

Frank Nance <fsnance@yahoo.com>

Sent:

Tuesday, July 14, 2020 3:15 PM

To:

Frank Nance

Subject:

[EXTERNAL] Fwd: Intent to Lease

#### Sent from my iPhone

#### Begin forwarded message:

From: Frank Nance <fsnance@yahoo.com>
Date: July 11, 2020 at 9:41:28 AM CDT
To: Jason Weeks <weeksJ@laportetx.gov>

Subject: Intent to Lease

My wife Michele and I intend to lease a 3 bedroom unit at 100 Main from Marty and Vickie Campise upon completion of construction.

Frank Nance

Sent from my iPhone

#### Lease Agreement

This Lease Agreement ("Lease") is made and effective the 17th day of June, 2020, by and between the Marion and Vicki Campise (herein known as "Lessor") and the La Porte-Bayshore Chamber of Commerce ("Lessee").

Lessor is the owner of land and improvements situated at 100 West Main Street, La Porte, Texas 77571 and legally described as follows: Lots 18-21, and South 14 Feet of Lot 22, Block 60, Town of La Porte.

Lessor makes available for lease to Lessee a portion of the building located on real property identified by the legal description in the above paragraph, the parameters of which are outlined in yellow on the plan attached to this Lease Agreement (herein known as the "Leased Premises"), and marked as Exhibit "A" and made a part of this Lease Agreement for all purposes. The Lease Premises shall consist of 1) the entirety of first floor ("First Floor" herein) of the building, consisting of approximately 3000 square feet, and 2) building annex ("Building Annex" herein), consisting of approximately 600 square feet.

Lessor desires to lease the Leased Premises to Lessee, and Lessee desires to lease the Leased Premises from Lessor for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

#### 1. <u>Term</u>.

Lessor hereby leases the Leased Premises to Lessee, and Lessee hereby leases the same from Lessor, for a seven (7) year term (herein known as the "Lease Term") beginning on or about February 15, 2021, and ending January 31, 2028. Lessor shall use its best efforts to give Lessee possession as nearly as possible at the beginning of the Lease Term. If Lessor is unable to timely provide the Leased Premises, rent shall abate for the period of delay, provided that Lessor shall not be liable or responsible for any claims, damages, or liabilities in connection therewith or by reason thereof.

#### 2. Rental.

A. Les see shall pay without demand to Lessor during the Lease Term rental of \$3,000.00 per month for use and occupancy of the First Floor, payment commencing on the first month of occupation by the Lessee, for the Lease Term, such period beginning on February 1, 2021, and ending January 31, 2028.

B. Lessee shall not be responsible for paying rent for use of the Building Annex for the first twelve (12) months of the Lease Term. Should Lessee desire to continue the use of the Building Annex after the conclusion of first twelve (12) months of the Lease Term, Lessee shall have the option to possess the Building Annex, in which event Lessee shall pay wi hout demand to Lessor rental of \$500.00 per month.

#### 3. Use

Lessee is authorized the use the Leased Premises for commercial office space and reasonably related purposes. However, Lessee shall not use the Leased Premises for the purposes of

storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

#### 4. Sublease and Assignment.

Lessee shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Lessor's consent, such consent not to be unreasonably withheld or delayed.

#### 5. Repairs.

During the Lease term, Lessee shall make, at Lessee's expense, all routine repairs to the Leased Premises, including lighting and replacement of air filters, and to all parts of the Leased Premises damaged or worn through normal occupancy, subject to the obligations of the parties otherwise set forth in this Lease. However, Lessor shall be responsible for repair and maintenance of the HVAC and plumbing system for the Leased Premised.

#### 6. Alterations and Improvements.

Lessee, at Lessee's expense, shall have the right following Lessor's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Lessee may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Lessee shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Lessee at Lessee 's expense.

#### 7. Property Taxes.

Lessee shall not be responsible for payment of any taxes applicable to the leasehold estate.

#### 8. Insurance.

A. If the Leased Premises are damaged by fire or other casualty resulting from any act or negligence of Lessee or any of Lessee's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Lessee shall be responsible for the costs of repair not covered by insurance.

- B. Lessor shall maintain fire and extended coverage insurance on the Leased Premises in such amounts as Lessor shall deem appropriate. Furthermore, Lessee shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located on or within the Leased Premises.
- C. Lessee and Lessor shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each party on the Leased Premises with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Lessor, such insurance to afford minimum protection of not less than \$1,000,000.oo combined single limit coverage of bodily injury, property damage or combination thereof. Lessor shall be listed as an additional insured on Lessee's policy or policies of comprehensive general liability insurance, and Lessee shall provide Lessor with current Certificates of Insurance evidencing Lessee's compliance with this Paragraph. Lessee shall obtain the agreement of Lessee's insurers to notify Lessor that a policy is due to expire at least (10) days prior

to such expiration. Lessor shall not be required to maintain insurance against thefts within the Leased Premises.

#### 9. Signs.

Following Lessor's consent, Lessee shall have the right to place on the Leased Premises, at locations selected by Lessee, any signs which are permitted by applicable zoning ordinances and private restrictions. Lessor may refuse consent to any proposed signage that is in Lessor's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other Lessee. Lessor shall assist and cooperate with Lessee in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Lessee to place or construct the foregoing signs. Lessee shall repair all damage to the Leased Premises resulting from the removal of signs installed by Lessee.

#### 10. Entry.

Lessor shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Lessor shall not thereby unreasonably interfere with Lessee's business on the Leased Premises.

#### 11. Damage and Destruction.

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Lessee's purposes, then Lessee shall have the right within ninety (90) days following damage to elect by notice to Lessor to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Lessee's purposes, Lessor shall promptly repair such damage at the cost of the Lessor. In making the repairs called for in this paragraph, Lessor shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Lessor. Lessee shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Lessee's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Lessee. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Lessee's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Lessee's purposes.

#### 12. Default.

If default shall at any time be made by Lessee in the payment of rent when due to Lessor as herein provided, and if said default shall continue for fifteen (15) days, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Lessee, and such default shall continue for thirty (30) days without correction thereof then having been commenced and thereafter diligently prosecuted, Lessor may declare the term of this Lease ended and terminated by giving Lessee written notice of such intention, and if possession of the Leased Premises is not surrendered, Lessor may reenter said premises. Lessor shall have, in addition to the remedy above provided, any other right or remedy available to Lessor on account of any Lessee default, either in law or equity. Lessor shall use reasonable efforts to mitigate its damages.

#### 13. Quiet Possession.

Lessor covenants and warrants that upon performance by Lessee of its obligations hereunder, Lessor will keep and maintain Lessee in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

#### 14. Condemnation.

If any legally, constituted authority condemns the premises or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Lessor and Lessoe shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

#### 15. Subordination.

Lessee accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien or hereafter arising upon the Leased Premises, or upon the premises and to any renewals, refinancing and extensions thereof, but Lessee agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Lessor is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Lessee agrees upon demand to execute such further instruments subordinating this Lease or atoning to the holder of any such liens as Lessor may request. In the event that Lessee should fail to execute any instrument of subordination herein required to be executed by Lessee promptly as requested, Lessee hereby irrevocably constitutes Lessor as its attorney-in-fact to execute such instrument in Lessee's name, place and stead, it being agreed that such power is one coupled with an interest. Lessee agrees that it will from time to time upon request by Lessor execute and deliver to such persons as Lessor shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Lessor is not in default hereunder (or if Lessee alleges a default stating the nature of such alleged default) and further stating such other matters as Lessor shall reasonably require.

#### 16. Right of First Refusal; option to purchase

If at any time during the term of this Lease, Lessor shall, in response to a bona fide offer to purchase all or part of its interest in the Lease Premises from a third party, desire to sell or otherwise dispose of such interest, it shall notify Lessee in writing of the party to whom it desires to sell such interest and the price at which and the terms upon which it desires to sell same, and Lessee shall, within 30 days of receipt of the notice, notify Lessor in writing whether it wishes to purchase such interest at the price and on the terms set forth in the notice. If Lessee elects to purchase such interest, Lessor shall be bound to convey, assign, or otherwise transfer such interest to Lessee promptly thereafter at such price and on such terms. Any conveyance by Lessor to a third party shall be subject to the terms of this Lease.

In addition, at the conclusion of the Lease Term, but not before, Lessee shall have the option to purchase the land and improvements situated at 100 West Main Street, La Porte, Texas 77571, from Lessor for fair market value, as determined by an independent appraisal. In such event Lessee shall not be eligible to receive a credit for rental paid to Lessor during the Lease Term, towards the purchase price.

#### 17. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States mail addressed as follows:

If to Lessor to:

Marion and Vicki Campise

1902 Roscoe, La Porte, TX 77571

If to Lessee to:

#### La Porte-Bayshore Chamber of Commerce

#### P.O. Box 996, La Porte, Texas 77572

Lessor and Lessee shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

#### 18. Brokers.

Lessee represents that Lessee was not shown the Premises by any real estate broker or agent and that Lessee has not otherwise engaged in any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

#### 19. Waiver.

No waiver of any default of Lessor or Lessee hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Lessor or Lessee shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

#### 20. Memorandum of Lease.

The parties hereto contemplate that this Lease shall not be filed for record, but in lieu thereof, at the request of either party, Lessor and Lessee shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

#### 21. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

#### 22. Successors.

The provisions of this Lease shall extend to and be binding upon Lessor and Lessee and their respective legal representatives, and assigns.

#### 23. Consent.

Lessor shall not unreasonably withhold or delay its consent with respect to any matter for which Lessor's consent is required or desirable under this Lease.

#### 24. Performance.

If there is a default with respect to any of Lessor's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Lessee to Lessor specifying the default, Lessee may, at his option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Lessee shall have been fully reimbursed for such expenditures at a rate equal to twelve percent (12%) per annum. If this Lease terminates prior to Lessees receiving full reimbursement, Lessor shall pay the unreimbursed balance plus accrued interest to Lessee on demand.

#### 25. Compliance with Law.

Lessee shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Lessee's use of the Leased Premises. Lessor shall comply with all state and federal laws, orders, and other public requirements now or hereafter affecting the Leased Premises.

#### 26. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

#### 27. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Texas.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Marion Campise
Vickie Campise
Date

LESSEE

La Porte-Bayshore Chamber of Commerce

By: Jeff Martin, President

Date

Becky Jurkhuk
832-651-2199

## COMMERCIAL CONTRACT FINANCING ADDENDUM

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc. 2010

## ADDENDUM TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED PARTIES CONCERNING

THE PROPERTY AT
100 WEST MAIN STREET, LA PORTE, TX. 77571
The portion of the Sales Price not payable in cash will be paid as follows: (Check all that apply.)
A. THIRD PARTY FINANCING:
(1) The contract is contingent upon Buyer obtaining a third party loan(s) secured by the Property in the amount of \$ for not less than years with the initial interest rate not to exceed % per annum and payments calculated on an amortization period of no less than years.
(2) Buyer will apply for the third party loan(s) described in Paragraph A(1) promptly after the effective date. If Buyer cannot obtain the loan(s), Buyer may give Seller written notice within days after the effective date and the contract will terminate and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer. If Buyer does not give such notice within the time required, this contract will no longer be subject to the contingency described in this Paragraph A.
(3) Each note to be executed under this addendum is to be secured by vendor's and deed of trust liens.
B. ASSUMPTION:
(1) Buyer will assume the unpaid principal balance of the existing promissory note secured by the Property payable to
Property payable to which balance at closing will be \$
(2) Buyer's initial payment will be the first payment due after closing. Buyer's assumption of the existing note includes all obligations imposed by the deed of trust securing the note, recorded in (recording reference)
in the real property records of the county where the Property is located.
(3) If the unpaid principal balance of the assumed loan as of the date of closing varies from the loan balance stated in Paragraph B(1), the cash payable at closing will be adjusted by the net amount of any variance; provided, if the total principal balance of the assumed loan varies in an amount greater than \$ at closing, either party may terminate this contract and the earnest money will be refunded to Buyer unless either party elects to eliminate the excess in the variance by an appropriate adjustment at closing.
<ul> <li>(4) Buyer may terminate the contract and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer if the note holder on assumption requires:</li> <li>(a) Buyer to pay an assumption fee in excess of \$ and Seller declines to pay such excess;</li> </ul>
<ul><li>(b) an increase in the interest rate to more than %; or</li><li>(c) any other modification of the loan documents.</li></ul>
(5) Unless Seller is released of liability on any assumed note, Seller requires a vendor's lien and deed of trust to secure assumption, which will be automatically released on execution and delivery of a release by the note holder.
(TXR-1931) 1-26-10 Initialed for Identification by Seller: , , and Buyer: , and Buyer: Page 1 of 4
Alan T. Ward, Broker, 4731 Louise St. Seabrook TX 77586 Phone: 281.474.5817 Fax: 281.474.5817 100 W Main S Alan Ward Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Comm	ercial Contract Financing Addendum concerning 100 WEST MAIN STREET, LA PORTE, TX. 77571
	(9) <u>Deposits for Taxes and Insurance</u> : Together with the principal and interest installments, Buyer will x will not deposit with Seller a pro rata part of the estimated annual ad valorem taxes on the Property and a pro rata part of the estimated annual insurance premiums for the improvements on the Property.
	(a) If Buyer deposits taxes and insurance deposits with Seller, Buyer agrees that the taxes and insurance deposits are only estimates and may be insufficient to pay total taxes and insurance premiums. Buyer agrees to pay any deficiency within 30 days after Seller notifies Buyer of any deficiency. Buyer's failure to pay the deficiency is a default under the deed of trust.
	(b) If any superior lien holder on the Property collects payments for taxes and insurance, any requirement to deposit taxes and insurance deposits with Seller under this addendum is inoperative so long as payments are being made to the superior lien holder.
	(10) Any event that constitutes a default under any superior lien constitutes a default under the deed of trust securing the note.
	(11) The note will include a provision for reasonable attorney's fees for any collection action.
	(12) Unless the parties agree otherwise, the form of the note and loan documents will be as found in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.
D.	CREDIT APPROVAL ON ASSUMPTION OR SELLER FINANCING:
	<ul> <li>(1) To establish Buyer's creditworthiness for assumption approval or seller financing, Buyer will deliver to Seller the following information (Buyer's documentation) within days after the effective date of the contract:  <ul> <li>(a) verification of employment, including salary;</li> <li>(b) verification of funds on deposit in financial institutions;</li> </ul> </li> <li>X (c) current financial statement;</li> <li>(d) credit report;</li> <li>(e) tax returns for the following years;</li> <li>(f);</li> </ul>
	(2) If Buyer does not timely deliver Buyer's documentation or Seller determines, in Seller's sole discretion, that Buyer's creditworthiness is not acceptable, Seller may terminate the contract by giving written notice to Buyer not later than days after the date Buyer must deliver Buyer's documentation under Paragraph D(1) and the earnest money, less any independent consideration under Paragraph 7B(1) of the contract, will be refunded to Buyer. If Seller does not timely terminate the contract under this paragraph, Seller will be deemed to have accepted Buyer's credit.
] E.	SPECIAL PROVISIONS:

Initialed for Identification by Seller: Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

100 W Main St

Matrix Results Criteria Мар ✓ per page Display 360 Property View Tax Grid display All · None · Page Checked 0 Previous · Next · 3 of 3 100 W Main Street, La Porte, TX 77571-5102 Harris County Tax **Owner Information** 879 Ramada Dr Tax Billing Address: Jurtshuk Rebecca J Owner Name: Houston Tx Tax Billing City & State: Jurtshuk Peter Owner Name 2: 77062 Tax Billing Zip: No Owner Occupied: 5607 Tax Billing Zip+4: C002 Carrier Route: **Location Information** FLAT/LEVEL Topography: La Porte Subdivision: Census Tract: 343700 School District Name: La Porte ISD Neighborhood Description: NE OF SH 146-9700.02 La Porte Township: Man Facet: 540-Y MLS Area: Corner LA PORTE/SHOREACRES Traffic: Market Area: MLS Sub Area: **Estimated Value** 07/07/2020 Value As Of: RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (1) KealAVM\*\*\* is a CoreLogic® derived value and should not be used in lieu or an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of cartainty. that the true value has a statistical degree of certainty. Tax Information 58% 023-193-000-0042 % Improved: Parcel ID: 040 Tax Area: 0231930000042 Parcel ID: 041 Water Tax Dist: 18 lot #: Block #: LTS 18 19 20 & 21 & S 14 FT OF LT 22 BLK 60 LA PORTE Legal Description: **Assessment & Taxes** 2017 2018 Assessment Year 2019 \$270,963 \$277,339 \$201,791 Assessed Value - Total \$85,500 \$85,500 \$85,500 Assessed Value - Land \$185,463 \$191,839 Assessed Value - Improved \$116,291 \$6,376 -\$75,548 YOY Assessed Change (\$) 2% YOY Assessed Change (%) -27% \$270,963 \$277,339 \$201,791 Market Value - Total \$85,500 \$85,500 \$85,500 Market Value - Land \$185,463 \$191,839 Market Value - Improved \$116,291 2017 2018 2019 Tax Year \$7,881 \$5,620 \$8,055 Total Tax \$174 -\$2,436 Change (\$) 2.21% -30.24% Change (%) Tax Rate Tax Type Tax Amount Jurisdiction 1.28 Actual La Porte ISD \$2,582.92 40713 Actual \$821.55 Harris County .02792 Actual \$56.34 Hc Flood Control Dist .01074 Actual \$21.67 Port Of Houston Authority .16591 Actual \$334.79 Hc Hospital Dist .005 Actual Hc Department Of Education \$10.09 .17817 Actual San Jacinto Com Col D \$359.53 .71 Actual La Porte City Of \$1,432.72 Characteristics Poor Condition: **Retail Trade** Land Use - CoreLogic: POOR Quality: Land Neighborhood Section 2 Land Use - County: Elec Svs Type: Commercial Land Use - State: Central Cooling Type: 0,3271 Lot Acres: Hot Air 14,250 Heat Type: Lot Sq Ft: Off Street 2 Parking Type: # of Buildings:

INVENANAMILIOC

7			

Matrix

Retail Store			Garage Type:	Pa	rking Avail
С				0	
5,439			Construction:	Ste	eel/Heavy
5,439			Exterior:	Co	ncrete Block
2,254			Year Built:	19	40
1,505			Effective Year Built:	19	40
1.0					
	Unit	Size/Qty	Width	Depth	Year Blt
	S	2,254			
	S	1,505			
					1940
	S	968	88	22	1940
Building Siz	e				N. W. Carlotte, and the state of the state o
9					
					* ***
Unit	Size,	/Qty	Width	Depth	Year Blt
S	840				
S	840				
Building Size	e				
	Z	<del>)                                    </del>			
200	· · · · · · · · · · · · · · · · · · ·			12.124.2.2.21.2.2.2	
	C 5,439 5,439 2,254 1,505 1.0 Building Size 9	C 5,439 5,439 2,254 1,505 1.0  Unit  S S S S Building Size  9  Unit Size S 840 S Building Size	C 5,439 5,439 2,254 1,505 1.0  Unit Size/Qty S 2,254 S 1,505 S 9,000 S 968  Building Size 9  Unit Size/Qty S 840 S 840 Building Size 100	C Garage Capacity: 5,439 Construction: 5,439 Exterior: 2,254 Year Built: 1,505 Effective Year Built: 1.0  Unit Size/Qty Width  S 2,254 S 1,505 S 9,000 S 968 88  Building Size  9  Unit Size/Qty Width  S 840 S 840 S 840 Building Size  100	C Garage Capacity: 0 5,439 Construction: Ste 5,439 Exterior: Co 2,254 Year Built: 19 1,505 Effective Year Built: 19 1.0  Unit Size/Qty Width Depth  S 2,254 S 1,505 S 9,000 S 968 88 22  Building Size  9  Unit Size/Qty Width Depth  S 840 S 840 Building Size

Street Number is like '100\*'
Street Name is like 'main\*'
School District Name is 'La Porte ISD'
Found 3 results in 0.02 seconds.

Please list the name of each Contractor and/or Project / each bid. Please, also, attach the original proposals and	Architect and the Total Amount of work estimates:
CONTRACTOR/PROJECT ARCHITECT	TOTAL
1. BRYAN MORE	\$ 20.000
2. 0	S
3. JACK TALYON	\$ 5.000
4. KODNEY SUNTON	\$ 2,500
5.	s
RUDGET DETAIL	27,500,00

PROJECT EXPENDITURES	FUNDS	FUNDS APPLIED	TOTAL
Façade Rehab	\$	\$	\$175,578.60
Awnings/Signage	\$	\$	\$ 72 09,4
Beautification	\$	\$	\$
Parking Lot Improvements	\$	\$	\$ 13,788.89
Other (list):	\$	\$	\$
TOTAL	\$	\$	\$

Total estimated cost of proposed project: \$224,076,94

Amount requested (up to 50% of total cost, \$2,500 to \$50,000): \$

Please attach color samples, model numbers (for windows, doors, etc.), photos, scaled drawings, and other illustrations of work to be completed. Please include as much detail as possible.

Your signature on this application certifies that you understand and agree with the following statements: I have met with the LPDC and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the eligible renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project, OR I have disclosed all pertinent insurance information. I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds.

APPLICANT SIGNATURE

15 - 20 DATE

#### SUBCONTRACTOR BIDS

#### 100 West Main La Porte,TX

7/14/2020

SUB BIDS		Low Bid
SIGNS		
Deer Park Sign Co - Deer Park Baker Sign Company Sigh Craft ADS Custom Sign Coupland Signs - La Porte (They don't do signs mounted on buildings)	7,209.45 8,714.13 9,957.66 12,600.00	7,209.45
FRAMING LABOR on EXTERIOR		
Juan Alvarado - Crosby Rodolfo Jimeniz - Baytown Aspendora Contractors - La Porte	12,800.00 13,458.00 15,331.00	12,800.00
FRAMING MATERIAL for EXTERIOR ( there is no building supplier in La Porte)		
McCoys Lowe's Home Depot	12,904.30 12,923.27 13,643.15	12,904.30
PLASTER, EIFS, & BRICK		
HMJ - Pasadena Houston Lath and Plaster Medina Painting & Remodeling (I am not aware of a Plaster Company in La Porte)	41,900.00 81,400.00 120,000.00	41,900.00
PAINTING		
Aspendora Contractors - La Porte Bay Area Paint & Tile Certa Pro Painters Medina Painting & Remodeling	18,500.00 18,785.00 19,882.28 20,000.00	18,500.00
GLASS DOORS & IMPACK RESISTANT GLASS WINDOWS		
Johnson Glass - Pasadena Joey's Glass - Baytown Lohman Glass - La Porte	32,768.94 46,092.85 53,962.63	32,768.94
SECOND FLOOR WINDOWS (Residental Type) (there is no building supplier in La Porte)		·
Home Depot McCoys Lowe's	1,721.18 2,870.03 5,066.10	1,721.18
ROOFING & SHEETMETAL		
C&R Roofing - Pasadena 12 Stones Roofing - La Porte Marlin Roofing	28,450.00 28,500.00 32,091.88	28,450.00

#### Sheet1

Gulf Tex 12 Stones Roofing - La Porte AO1 Roofing - La Porte (talked and sent info to him, but have not received price)	37,122.19 28,500.00	
SECOND FLOOR EXTERIOR DOORS (Residental Type) (there is no building supplier in La Porte)  McCoys Home Depot	1,439.56 1,459.36	1,439.56
WROUGHT IRON & STAIRS Coloial Arts Iron Works Nava's Oenamental Shafaii Investments	4,692.64 25,094.62 26,890.00	25,094.62
( I am not aware of a wrought iron railing & stair company in La Porte )  SEALING PARKING LOT, STRIPING  & WHEEL STOPS  Advanta - Kleen	30,999.00	40 700 00
Houston Striping MM Asphalt LLC Nationwide Asphalt - La Porte (phone disconnected) Aztec Asphalt - La Porte (phone disconnected) (I am not aware of a asphalt sealing company in La Porte)	13,788.89 19,957.50 17,000.00	13,788.89

#### **Bryan Moore**

From:

Deer Park Sign Shop <invoicing@messaging.squareup.com>

Sent:

Tuesday, July 7, 2020 10:22 AM

To:

Bryan Moore

Subject:

You received a new estimate! (#001128)



IRONSCO DESCRIPTION this sender



\$7,209.45

Estimate



#### Estimate #001128 sent

July 7, 2020

#### Customer

Bryan Moore

bryan@aspendora.com

281-932-3128

100 West Main

La Porte, 77571

Message

We look forward to working with you.

Channel Letters Placed On Back Plate, \$4,560.00
Letters to read ------ THE CHAMBERS
BUILDING ------ 24" LED Lighting Installed
On Shadow Plate

Channel Letters Placed On Back Plate, \$2,100.00

Letters to read ----- GOODIES ----- 30"

LED Lighting Installed On Shadow Plate

 Subtotal
 \$6,660.00

 Sales Tax
 \$549.45

Total \$7,209.45

Deer Park Sign Shop 281-476-1777 © 2020 Square, Inc. Square Privacy Policy | Security



×

#### **Bryan Moore**

## Baker Sigr

From:

Matt Baker <matt@bakerssigns.com>

Sent:

Tuesday, July 14, 2020 9:14 AM

To:

Bryan Moore

Subject:

Bid for The Chamber Building - New Signage



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender matt@bakerssigns.com

Good Morning again Bryan!

You were right sir, I have emailed you before somewhere down the line.....

Below is the cost as needed.

Thanks again for reaching out and wish you to have a wonderful day! Matt

- Based on 18" LED illuminated, raceway mounted channel letters
  - Goodies \$2550
  - ➤ The CHAMBER BUILDING \$5500
  - Cost does not include that of permits or taxes if needed
  - > All work to come with a (1) year warranty
  - > We will connect to existing power within (5) feet

70 to 1 \$ 8,050, + Tox \$ 8,714)3



#### **Matt Baker**

cell: 281-731-5629

office: 936-446-1239

fax: 936-231-1220

www.bakerssigns.com

http://www.facebook.com/pages/Conroe-TX/BAKERS-SIGNS-AND-MANUFACTURING-INC/139284682748328

TECL #20556

"Success isn't owned. It's leased. And rent is due every day." JJ Watt



2635 Miller Ranch Road Suite 103 Pearland, TX 77584 (832) 850-6035

Fusing Art & Technology www.SouthHoustonSignCompany.com

## ESTIMATE EST-2601

Payment Terms: Cash Customer

Created Date: 7/15/2020

**DESCRIPTION:** Channel letter signs

Bill To: Goodies La Porte, TX

100 W Main

La Porte, TX 77571

US

Installed: Goodies La Porte, TX

100 W Main

La Porte, TX 77571

US

Requested By: Bryan Moore

Email: bryan@aspendora.com

Work Phone: (281) 932-3128 Cell Phone: (281) 932-3128 Salesperson: Mark Morris

Email: markmorris@signcrafttexas.com

Work Phone: 832-850-6035 Cell Phone: 281-787-1304

10.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Goodies Channel letter sign	1	\$650.00	\$650.00
1.1	Permit Acquisitions - Permit package			
	Notes:  Prepare drawings, specifications, and application for sign and electrical permits			
1.2	Permit - City of La Porte permit fee			
	Notes: Permits will be charged at actual cost. \$200 is a good faith estimate of the fees to be assessed by La Porte			
2	Goodies Channel letter sign	1	\$2,284.00	\$2,284.00
2.1	Channel Letters & Cabinets Signs - Channel letter	· · · · · · · · · · · · · · · · · · ·		
	<b>Text:</b> Goodies 18" upper case 14" lower case letters			
	<b>Notes:</b> front lit LED channel letters White faces with standard black or bronze returns			
2.2	Installation - Installation			
3	The CHAMBER BUILDING Channel letter sign	1	\$6,280.00	\$6,280.00

,			
3.1	Channel Letters & Cabinets Signs - Channel letters		
	<b>Text:</b> The		
•	CHAMBER BUILDING		
	18" upper case		
	14" lower case letters		
	Notes:		
	front lit LED channel letters		
<b>[</b> ]	White faces with standard black or bronze returns		
3.2	Installation - Installation		
	TOWNS CONTROL OF THE PROPERTY	Subtotal:	\$9,214.00
50% dep	oosit will reserve production time at Sign Craft studio for your sign and	Taxes:	\$743.66چر
start the	sign making process.	Grand Total:	\$9,957.66
	<u> </u>	Granu Total.	\$9,937.00
	A late fee of 15% will be added to invoices over 30 days each month	until the balance is paid off.	
quality or approve the proje Estima pro	include minimal design and layout work to execute the fabrication process, how if the art file received, and the number of change requests by the client, additional destimate. Any additional cost will be presented to the client for approval before at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any charges incurred (graphic design, purchased materials, particle at any charges incurred (graphic design, purchased materials, particle at any charges incurred (graphic des	vever, based on the complexit nal design charges may be ad- ore the work progresses. If th tial or fully fabricated items, p prove designs and authorize the es based on then-current mate as Sign Craft, Inc. until all mon	ded if not in the e client cancels ermit fees, etc.) he fabrication erial costs. hey owed under
quality or approve the proje Estima pro	include minimal design and layout work to execute the fabrication process, how f the art file received, and the number of change requests by the client, additional and estimate. Any additional cost will be presented to the client for approval before ect at any time, any charges incurred (graphic design, purchased materials, particular will be due and payable.  The step is signed the client does not appropriate and the client does not appropriate within 60 days of the estimate date, Texas Sign Craft, Inc. may adjust prices.	vever, based on the complexit nal design charges may be ad- ore the work progresses. If th tial or fully fabricated items, p prove designs and authorize the es based on then-current mate as Sign Craft, Inc. until all mon	ded if not in the e client cancels ermit fees, etc.) he fabrication erial costs. hey owed under
quality or approve the proje Estima pro All signs th	include minimal design and layout work to execute the fabrication process, how if the art file received, and the number of change requests by the client, additional destimate. Any additional cost will be presented to the client for approval before at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any time, any charges incurred (graphic design, purchased materials, particle at any charges incurred (graphic design, purchased materials, particle at any charges incurred (graphic design, purchased materials, particle at any charges incurred (graphic des	wever, based on the complexit nal design charges may be ad- ore the work progresses. If the tial or fully fabricated items, p prove designs and authorize the es based on then-current mate as Sign Craft, Inc. until all mon f payment is not made in full wered by Texas Sign Craft, Inc. in	ded if not in the e client cancels ermit fees, etc.) he fabrication erial costs. hey owed under when due. order to collect
quality or approve the project Estimatoric productions All signs th Client ag any many many many many many many many m	include minimal design and layout work to execute the fabrication process, how of the art file received, and the number of change requests by the client, additional destimate. Any additional cost will be presented to the client for approval before at any time, any charges incurred (graphic design, purchased materials, parawill be due and payable.  The art file received, and the estimate is signed the client does not appropriate are valid for 30 days. If after the estimate is signed the client does not appropriate are within 60 days of the estimate date, Texas Sign Craft, Inc. may adjust price and related products described in the estimate / order are the property of Texas agreement is paid in full, and the client will provide access to said products it grees to pay all attorney fees, collection costs and other related expenses incurrency due under the payment terms of this agreement, plus interest and late feet.	wever, based on the complexit nal design charges may be adore the work progresses. If the tial or fully fabricated items, perove designs and authorize the based on then-current materials Sign Craft, Inc. until all monf payment is not made in full were that is permitted by law, or ideal conditions at the worksits otherwise noted in the quote	ded if not in the e client cancels ermit fees, etc.)  the fabrication erial costs.  they owed under when due.  order to collect in all past due  the (application expected).  Additional

Date:

Signature:

#### **Bryan Moore**

ADS

7

From:

Cynthia Jara <cjara@ads-signs.com>

Sent: To: Wednesday, July 8, 2020 4:50 PM

Cc:

Bryan Moore Danny Hickey

Subject:

Price Ranges



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender cjara@ads-signs.com

Hi Bryan,

In view of the fact that there are significant project specs that aren't yet known, we felt that it was best to send you some price ranges based on the small Goodies sign and the larger Chamber Building sign. We've chosen 6 common sign construction options. They are listed below for the two approximate size areas. Prices listed are rounded and approximate but should be close enough for you to use in your decision-making process. As we get closer to the design stage, we can then make sure that we stay within the budget range that you've picked.

#### The Chambers Building Approximately 5' x 28' Area

Produce (1) Non-illuminated aluminum pan with vinyl copy

approx. price \$8,000

Produce (1) Non-illuminated aluminum pan with flat cut out aluminum copy

approx. price \$10,600

Produce (1) Internally illuminated cabinet with flex face and translucent vinyl copy

approx. price \$19,000

Produce (1) Non-illuminated flat cut out aluminum stud mounted letters (not including border)

approx. price \$7,000

Produce (1) 20" Reverse channel letter

approx. price \$12,600

Produce (1) 20" Front Lit channel letter:

approx. price \$7,600

ADS 519115

#### GOODIES approximately 2'-6" x 8'

Produce (1) Non-illuminated aluminum pan with vinyl copy

approx. price \$2,000

Produce (1) Non-illuminated aluminum pan with flat cut out aluminum copy

approx. price \$3,500

Produce (1) Internally illuminated cabinet with acrylic face and translucent vinyl copy

approx. price \$4,400

Produce (1) Non-illuminated flat cut out aluminum stud mounted letters (not including border)

approx. price \$2,700

Produce (1) 24" Reverse channel letter

approx. price \$3,400

Produce (1) 24" Channel Letter

approx. price \$5,000

If you find the descriptions above are confusing in any way, please call us and we can clarify over the phone.

Thank you 🕲

Cynthia Sara ADS Custom Signs 1124 Pasadena Blvd

Pasadena, TX 77506

713-943-0895

\$12,600°

#### **Bryan Moore**

Francing Labor

From:

Juan Arturo Alvarado < jalvaradoguel82@gmail.com>

Sent:

Sunday, July 12, 2020 12:12 AM

To:

Bryan Moore

Subject:

Re: 100 West Main, La Porte proposal

Bryan Moore 100 West Main La Porte, TX 77571

Juan Alvarado Luz M Alvarado 12822 Toney Dr. Crosby, TX 77532

We hereby proposed to perform the labor necessary for the completion of 100 West Main La Porte TX. Job description as follow frame structure for restaurant, offices and apartments. Structure to be brill according to blueprints. Any change not specified on blueprint is an extra charge. Price is labor only. Tota is \$37,000. Owner to take care of all inspection required by city. Withdraws will be weekly. Amount based on job progress. Checks to be made out to Luz Alvarado.

On Thu, Jun 25, 2020, 8:53 PM Bryan Moore <a href="mailto:spendora.com">bryan@aspendora.com</a>> wrote:

Made some modifications to the plans, see the attached

Bryan Moore

1

Framing Labor

#### **Bryan Moore**

From:

Rodolfo Jimenez <jim1985rasa@yahoo.com>

Sent:

Monday, July 6, 2020 6:03 PM

To:

Bryan Moore

Subject:

RE: 100 West Main, La Porte

= 62,804;

Hi Bryan.

Here is the proposed bid, please let me know if you have any questions or concerns.

Frame labor.

Cornice labor

Windstorm clipping and strapping Labor and material.

Total frame area. 8,972 S. F.

\$7.00 per S. F.

City of La Porte charges for parapets walls \$13,458.00

From: Bryan Moore

Sent: Thursday, June 25, 2020 8:55 PM

To: Rodoifo Jimenez

Subject: 100 West Main, La Porte

Revised plans are attached

Bryan Moore

Framing Labor

# ASPENDORA CONTRACTORS, LLC

511 S. Utah La Porte, TX 77571

Cell (281)932-3128 Email: bryan@aspendora.contractors

July 11,2020

100 West Main La Porte, TX 77571

#### **PROPOSAL**

**Re: FRAMING LABOR** 

We propose to furnish labor to install all lumber and trusses as per plans, for the sum of \$ 41,852.00 The cost of the exterior work is \$ 15,331.00

Sincerely,

Bryan Moore



PASADENA, TX 6100 RED BLUFF ROAD

(281) 487-7888

Date:

7/16/2020 8:55 AM

Fax: (281)487-6166

ORDER: 291408

Page:

016308 24-03102385 023509

> \*\*\*\*\*\*\* 77505-0092

\* QUOTE/ ESTIMATE \*

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ASPENDORA CONTRACTORS

511 S UTAH

(281) 932-3128

CAND CLOS LA PORTE, TX

77571

CASH TERMS

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	EA	EΑ	22	010512 2X12-16' #2 SOUTHERN PINE/KDDF	YARD
	EA	EΑ	2	010309 2X8-14' #2 SOUTHERN PINE	YARD
	EA	EΑ	16	01081200 2X6-16' #2P GROUND CONTACT TRT	YARD
	EA	EΑ	36	010212 2X6-16' #2 SOUTHERN PINE	YARD
	EA	EΑ	40	010209 2X6-14' #2 SOUTHERN PINE	YARD
	EA	ΕA	180	010203 2X6-10' #2 SOUTHERN PINE	YARD
	ΞA	ΕA	53	010200 2X6-8' #2 SOUTHERN PINE	YARD
	ΕA	EΑ	14	010724 2X4-16' #1 TREATED PINE	YARD
	EA	EΑ	46	010109 2X4-16' #2 SOUTHERN PINE	YARD
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CONTINUED



6100 RED BLUFF ROAD

PASADENA, TX

77505-0092

016308 023509

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\*\*\*\*\*\*\*\*\*\*\* \* QUOTE/ ESTIMATE \*

(281) 487-7888

Fax: (281) 487-6166

Date:

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511 S UTAH ASPENDORA CONTRACTORS

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(281)932-3128

LA PORTE, TX

77571

Kine. CASH TERMS

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Framing Moth

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## 100 West Main

	La Porte,TX			7		\
	MATERIAL		Home I price each	Depot Total	Lowe's price each	Total
COUNT	SIZE	LENGTH				
150	2x4	10'	4.98	747.00	4.32	648
150	2x4	14'	5.96	894.00	5.98	897
46	2x4	16'	7.17	329.82	7.17	329.82
14	2x4 TREATED	16'	11.96	167.44	11.98	167.72
53	2x6	8/	7.96	421.88	6.83	361.99
180	2x6	10'	9.77	1758.60	5.93	1067.4
40	2x6	14'	8.67	346.80	8.67	346.8
36	2x6	16'	10.12	364.32	10.12	364.32
16	2x6 TREATED	16'	16.57	265.12	16.57	265.12
2	2x8	14'	10.93	21.86	11.98	23.96
14	2x12	16'	24.53	343.42	24.53	343.42
225	pc 5/8"cdx plywood		26.27	5910.75	25.57	5753.25
6000	sf Tyvek		0.066	396.00	0.1222	733.2
29	pc 1x4 Hardie Board	12'	9.98	289.42	9.98	289.42
22	pc 1x8 Hardie Board	12'	15.77	346.94	15.77	346.94
	Note: All lumber to be #2 or better		TOTAL	12603.37	TOTAL	11938.36
			Tax	1,039.78	Tax	984.91
			TOTAL	13,643.15	TOTAL	12,923.27

## HMJ Plastering, LLC

June 26, 2020

918 W. Southmore #160 Pasadena, TX 77502 Off (713)941-2807 Fax (713)378-0474

Attn:

We are pleased to provide you with the following proposal as per plans specification

The Chambers Building 100 West Main St. La Porte, TX 77571

#### Scope of Work (Bid Only Includes):

- New EIFS At Top Of Main Building
- New Stucco On Partial South Elevation
- New Stucco On 4 Existing Windows
- New Stucco On 1 Existing Door and 1 Existing Bay Garage Door
- EIFS Cornice Where Specified
- Cast Stone (Key Stones) Prep And Installation
- Thins Brick Veneer Prep and Installation
- Rolled On Applied Waterproofing Behind EIFS
- Textured Acrylic Finish
- Standard Materials

Total: \$41,900.00

#### Does not include:

- Elastomeric Finish
- Exterior Soffits
- Painting Existing Bldg
- Flashing Of Any Kind
- Caulking

All labor and material will be provided by HMJ Plastering, LLC for the completion of our part our part of the job.

#### Notes:

- \*Material and work done have I year warranty.
- \*We provide Genera l Liability and Workers Comp.
- \*We provide all tools necessary for the completion of the job.
- \* No finishes or adhesive will be applied with a 50% or more chance of rain.
- \* Bid will be honored for 90 days.
- \*Bid includes final walk through and punch list at completion of Stucco application. All stucco damages Done by will be charge accordingly.
- \*Four day notice prior to start a job with a signed contract before work will commence.
- \*General Contractor/Owner is responsible for trash removal from job HMJ Plastering, LLC. will make sure all scrap material is located in an area where pickup can be made or General Contractor dumpsters.
- \*No extra work will be performed without an approved change order.
- \*Bid includes no interior work unless noted.
- \*If payments are not made accordingly as stated, it will be necessary for HMJ Plastering LLC. to lien the property and additional fees to get the lien away will be at contractor expense.
- \*If a lien a place by HMJ Plastering LLC. the contractor will be liable for any fees the lawyer has.
- \*Payments are due 30 Days after the invoice is sent. If payment is not received after the 30 day period a letter will be sent to the GC or the Owner, which will give them a 15 day grace period with an intent to place a lien on the property. After the 15 day grace period a lien will be placed on the property and any fines due to the lien placement will be charged automatically to the GC or Owner. After a month of lien placement if no payment has been made there will be a lawsuit for the total amount plus all the court and attorney fees.

This proposal was prepared and submitted by HMJ Plastering LLC. If you have any questions or need additional information concerning this proposal, please give us a call.

Cordially,

Jaime Moreno/Oscar Najera

## **Sto Hurricane Impact Systems**

#### Protection for Coastal Construction

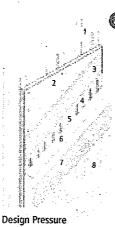
Hurricanes threaten North America annually, striking coastal areas in 82 of the last 100 years. From Dennis to Katrina, Rita to Wilma, the new millennium brought 27 named storms and \$56.8 billion in insurance losses. Lives, homes, and businesses destroyed.

Sto Hurricane Impact (HI) Systems provide a full range of exterior cladding options to protect against hurricane and tropical storm winds, water intrusion, and windborne debris, a major cause of building envelope failure. All systems meet the stringent Miami-Dade County, Florida criteria for impact resistance, air and water infiltration, and wind load resistance.

Other key features of the systems include:

- Priced competitively with other claddings
- Fire-resistance up to two hours
- Lightweight
- · Backed up Sto's Limited Labor & Materials Warranty
- Technical Support in person, on the phone and on-line

All systems may be installed economically on a variety of construction types — metal frame with gypsum sheathing, wood or steel frame with plywood sheathing, or concrete masonry. Select from Sto's wide range of decorative and protective wall finish systems for outstanding appearance and superior protection against some of the most severe weather in North America.



Design Pressure Rating (psf) +/- 150

# StoTherm EIF System NExT L.M.I.

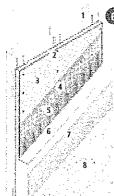
- 1. 6" 18 ga. steel studs
- 2. 1/2" thick National
  Gypsum e<sup>2</sup>XP® sheathing
- 3. Sto Armor Mat XX mesh
- 4. Sto Gold Coat
- 5. Sto Primer/Adhesive-B
- 6. Miami-Dade County listed EPS, 1.0 pcf, minimum 3/4" thick EPS insulation
- 7. Sto Mesh embedded in Sto Primer/Adhesive-B
- 8. Sto Finish



Design Pressure Rating (psf) +/- 80

#### StoTherm EIFS (USG-2) S.M.I.

- 1. 3-5/8" 18 ga. steel studs
- 2. 1/2" thick USG
  SecureRock® sheathing
- 3. No. 8 x 1-1/4" corrosionresistant waferhead screws
- 4. Sto Primer/Adhesive-B
- Miami-Dade County listed EPS, 1.0 pcf, minimum 1" thick EPS insulation
- Sto Mesh embedded in Sto Primer/Adhesive-B
- 7. Sto Finish

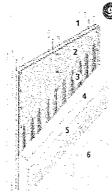


Design Pressure Rating (psf)

+/- 80

#### StoTherm EIFS (USG-1)

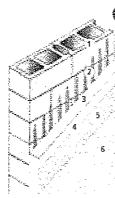
- 1. 3-5/8" 18 ga. steel studs
- 1/2" thick USG SecureRock® sheathing
- No. 8 x 1-1/4" corrosionresistant waferhead screws
- 4. Sto Armor Mat XX (20 oz.) high-impact reinforcing mesh
- 5. Sto Primer/Adhesive-B
- Miami-Dade County listed EPS,
   1.0 pcf, minimum 1" thick
   EPS insulation
- Sto Mesh embedded in Sto Primer/Adhesive-B
- 8. Sto Finish



Design Pressure Rating (psf) +/- 65

#### Sto Class PB EIFS S.M.I. - 1

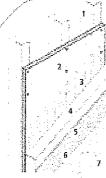
- 1. 3-5/8" 18 ga. steel studs
- 1/2" thick, Exterior grade gypsum sheathing
- 3. Sto BTS-Plus
- Miami-Dade County listed EPS, 1.0 pcf, minimum 3/4" thick EPS insulation
- 5. Sto Mesh
- 6. Stolit Finish



Design Pressure Rating (psf) +/-100

# StoTherm HI-CM System

- Normal 8" hollow core
  concrete blocks
- 2. Sto Primer/Adhesive-B
- Miami-Dade County
   listed EPS, 1.0 pd,
   minimum 1" thick
   EPS insulation
- 4. Sto Mesh
- 5. Sto Primer/Adhesive-B Base Coat
- 6. Sto Finish



Design Pressure Rating (psf) +/- 100 (wood)

+/- 100 (wood +/- 74 (steel)

#### StoTherm HI-Ply System

- 2x4 wood studs or 3-5/8"
   18 ga. steel studs
- 2. 5/8" CDX 5-ply plywood
- 3. Sto Dispersion Adhesive
- Miami-Dade County listed EPS, 1.0 pcf, minimum 1" thick EPS insulation
- 5. Sto Mesh
- Sto Primer/Adhesive-B Base Coat
- 7. Sto Finish



Design Pressure Rating (psf) +/- 100

#### StoTherm EIFS NExT S.M.I.

- 1. 3-5/8" 18 ga. steel studs
- 2. 1/2" thick National Gypsum e2XP9 sheathing
- 3. Sto Gold Coat®
- 4. Sto Primer/Adhesive-B
- 5. Miami-Dade County listed EPS, 1.0 pcf, minimum 1" thick EPS insulation
- 6. Sto Mesh embedded in Sto Primer/Adhesive-B
- 7. Sto Finish



Design Pressure Rating (psf) +/- 100

## System NExT L.M.I.

StoTherm EIF

- 1. 3-5/8" 18 ga. steel studs
- 2. 1/2" thick National Gypsum e2XP® sheathing
- 3. Sto Armor Mat XX (20oz.) high-impact reinforcing mesh embedded in Sto Primer/ Adhesive-B
- 4. Sto Gold Coat®
- 5. Sto Primer/Adhesive-8
- 6. Miami-Dade County listed EPS, 1.0 pcf, minimum 1" thick EPS insulation
- 7. Sto Mesh embedded in Sto Primer/Adhesive-B
- 8. Sto Finish

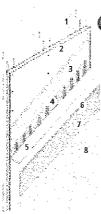


Design Pressure Rating (psf)

+/- 150

#### StoTherm EIF System NExT S.M.I.

- 1. 6" 18 ga. steel studs
- 2. 1/2" thick National Gypsum e2XP8 sheathing
- 3. Sto Gold Coat
- 4. Sto Primer/Adhesive-B
- 5. Miami-Dade County listed EPS, 1.0 pd, minimum 3/4" thick EPS insulation
- 6. Sto Mesh embedded in Sto Primer/Adhesive-B Base Coat
- 7. Sto Finish



Rating (psf) +/- 80

#### StoTherm HI-DG1 System

- 1. 3-5/8" 18 ga. steel studs
- 2. 5/8" Georgia Pacific Dens-Glass\* Gold Sheathing
- 3. Sto Armor Mat XX embedded in Sto Primer/Adhesive-B
- 4. Sto Primer/Adhesive-B
- 5. Miami-Dade County listed EPS, 1.0 pcf, minimum 1" thick EPS insulation
- 6. Sto Mesh embedded in Sto Primer/Adhesive-B Base Coat
- 7. Sto Finish



Design Pressure Rating (psf)

+/- 125

#### Sto Class PB EIFS (S.M.I.)

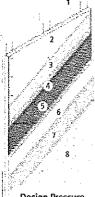
- 1. 6" 18 ga. steel studs
- 2. 5/8" thick GP DensGlass® Gold
- 3. No. 8 x 1-1/4" corrosionresistant waferhead screws
- 4. Sto Primer/Adhesive-B
- 5. Miami-Dade County listed EPS, 1.0 pcf, minimum 1" thick eps insulation
- 6. Sto Mesh embedded in Sto Primer/Adhesive-B
- 7. Sto Finish



Design Pressure

#### StoTherm **HI-FR Ply System**

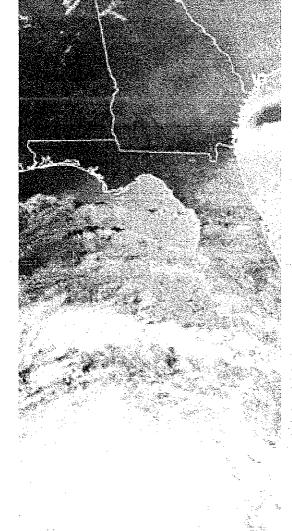
- 1. 3-5/8" 18 ga. steel studs
- 2. 5/8" FRT S-ply plywood
- 3. 1/2" Exterior grade gypsum sheathing
- 4. Sto Primer/Adhesive-B
- 5. Miami-Dade County listed EPS, 1.0 pcf, minimum 3/4" thick EPS insulation
- 6. Sto Mesh
- 7. Sto Primer Adhesive-B Base Coat
- 8. Sto Finish

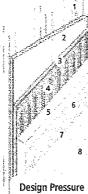


Design Pressure Rating (psf) +/- 90

#### StoPowerwall HI System

- 1. 3-5/8" 18 ga. steel studs
- 2. 5/8" Georgia Pacific Dens-Glass\* Gold Sheathing
- 3. Sto Armor Mat XX Mesh embedded in Sto BTS
- 4. One layer, Type D, No. 15 asphalt saturated kraft building paper
- 5. 2.5 lb/yd2 galvanized expanded metal lath
- 6. StoPowerwall Stucco, 5/8" thick
- 7. Sto Mesh embedded in Sto BTS
- 8. StoPowerwall Finish



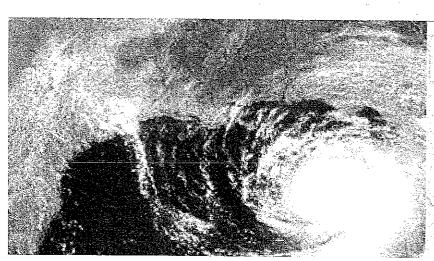


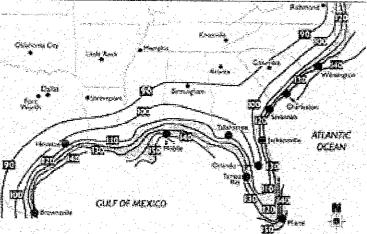
Rating (psf) +/- 70

#### **StoTherm Hurricane Impact Systems**

	•	Impact R	tesistance	Design Pressure	Construction			100
System #	Sto System Name	Small	Large	Rating (psf)	Туре	Construction	Sheathing Type	NOA Approval
1	StoTherm EIFS NExT SMI	X		+/- 100	1, II, III, IV, V	Steel	National Gypsum e <sup>2</sup> XP	Yes
. 2	StoTherm EIF System NExT LMI	X	X	+/- 100	I, II, III, IV, V	Steel	National Gypsum e <sup>2</sup> XP	Yes
3	StoTherm EIF System NExT SMI	X		+/- 150	I, II, III, IV, V	Steel	National Gypsum e <sup>2</sup> XP	Pending June 2012
4	StoTherm EIF System NExT LMI	X	Χ	+/- 150	I, II, III, IV, V	Steel	National Gypsum e <sup>2</sup> XP	Pending June 2012
- 5	StoTherm EIFS (USG-2) SMI	X		+/- 80	I, II, III, IV, V	Steel	USG Securock	Yes
6.	StoTherm EIFS (USG-1)	X	X	+/- 80	. I, II, III, IV, V	Steel	USG Securock	Yes
7	StoTherm HI-DG1	X	X.	÷/- 80	I, II, III, IV, V	Steel	Dens-Glass Gold	Yes
8	Sto Class PB EIFS (SMI)	X		+/- 125	¹ I, II, III, IV, V	Steel	Dens-Glass Gold	Yes
9	Sto Class PB EIFS SMI-1	Χ		+/- 65	I, II, III, IV, V	Steel	Gypsum	Yes
10	StoTherm HI-CM System	X.	Χ	+/- 100	I, II, III, IV, V	CMU	N/A	Yes
				+/- 100 (Wood)				
11	StoTherm HI-Ply System	Х	Χ	+/- 74 (Steel)	III, IV	Steel, wood	Plywood	Yes
12	StoTherm HI-FR Ply System	X	Х	+/- 70	III, IV	Steel	Fire-Resistant Plywood	Yes
13	StoPowerwall HI System	X	Χ	<i>-⊦/</i> - 90		Steel	Dens-Glass Gold	Yes

Miami-Dade County, Florida NOA Approvals, please refer to www.miami-dade.gov/buildingcode, Approved Product Search, High Velocity Hurricane Zone, Sto Corp





Number in Black Box is Basic Wind Speed (mph)†

Source - 2003 International Building Code

† Sto Hurricane Impact (HI) Systems are recommended for coastal construction where the risk of hurricanes is high.

Sto Corp. 3800 Camp Creek Parkway Building 1400, Suite 120 Atlanta, GA 30331

Phone 404-346-3666

Toll Free 1-800-221-2397

Fax 404-346-3119

www.stocorp.com





#### ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and \$to's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. STO, CORP, DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPTIOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO, AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME. For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp, website, www.stocorp.com.

Houston Lath & Physter

Sorry Bryan, something came up but use these numbers at a budget 56900.00 for EIFS

17000 for the stucco.

TDI will probably require monified truss wood screws, no staples.

3500 to grind cmu header at 8 areas

4000.00 to set the thin brick.

If you plan on sticking thin brick to eifs, only 1 or 2 brands are approved, Parex or BASF.

BTW, your scale on the drawings are slightly off.

Total 4 81, 400.

# Medina Painting & Remodeling P O Box 125 Alvin, TX 77512-0125

281-222-6025

#### PROPOSAL & CONTRACT

MEDINADOVE2@GMAIL.COM

Date: July 12, 2020

To: Bryan Moore
(La Porte Chambers Bldg)
100 W. Main St.
La Porte, TX. 77571

I propose to furnish all material and perform all labor necessary to complete the following exterior only:

	Framing- cornice, arches, railing, landings, window framing, stairs, decl	KS
		\$180,000
•	Eifs/Stucco- Buildup	\$120,000
٠	Railings	
	Hardi plants piding	\$12,000
9	Hardi plank siding	\$14,000
•	Painting	\$20,000 >
•	Masonry	
	Affailal va efe on grorhonge	\$12,000
•	Metal roofs on overhangs	\$15,000
•	Windows	\$18,000
9	Doors	
	the state of the s	\$9,500
•	Iron works Note Staids are in framing	\$12,000

All of the work mentioned above to be completed in a substantial and workmanlike manner according to the standard practices for the sum of \$412,500 dollars. A 25% draw is requested to start the job.

# ASPENDORA CONTRACTORS, LLC

511 S. Utah La Porte, TX 77571

Cell (281)932-3128
Email:
bryan@aspendora.contractors

July 11,2020

100 West Main La Porte, TX 77571

#### **PROPOSAL**

**Re: PAINTING** 

We propose to furnish labor and material to paint the exterior of the building as per plans, for the sum of \$18,500.00

Sincerely,

Bryan Moore



Johnny Saenz 4822 Elkmont Court

281-382-6479

<u>mr.saenz@att.net</u>



July 7<sup>th</sup>, 2020

Bryan Moore 100 W Main Street La Porte TX 77571

#### EXTERIOR PAINTING ESTIMATE

Job scope consists of painting exterior portion of building in as is condition and paint ready. Building area includes two sections of buildings: Main Building at approx 90 x 35 feet at approx 25 foot height, and Garage at 90 x 26 feet and 10 foot height. Surfaces to include concrete, stucco, ephus, and hardie trim/plank. All surfaces to be prepped prior to job start (not included). Change order cost to treat and power wash and or prep building as necessary (if deemed necessary or desired). We can also test building for adhesion if necessary. All surfaces to be prime painted with Sherwin Williams Loxon Self Cleaning (Hydrophobic) Paint Flat Finish (paint used not traditional primer - can and will be used for primer and provide a superior surface for topcoat of the same for Better More Consistent Finish; two total coats for all base surfaces and for trim surfaces (all fascia for both buildings, garage trim, door trim, and 22 windows). Colors to be determined; one base color for all siding, one trim color for all windows, doors, and fascia trim. Doors themselves (2) different color. Total of 3 colors for all (both buildings). Sherwin Williams Self Cleaning (Hydrophobic) Paint cleans itself (washes itself) when it rains; sheds water, bird poop, mildew spores, salt, and debris! Hydrophobic paint performs like having wax on a car! Can Provide References for Hydrophobic paint used upon request! All Paint Applied for Consistency and Coverage! No Overspray Tolerated! All windows covered (taped/masked off). All Work Performed to Customers/Board Members Satisfaction! Labor and Materials \$18,785

\*Bay Area Paint and Tile is licensed/registered in the State of Texas (TRCC #45114), is an Accredited and Good Standing Member of the Better Business Bureau the last 16 Years with an A+ Rating, All Work Warranted in Agreement with State of Texas Regulations, is Fully Insured through Cage Insurance of Houston TX, and References are Available Upon Request!

Have a blessed day!

Johnny Saenz

Owner of Bay Area Paint and Tile

Cell: 281-382-6479

\*\*\*Please call, text, or email if you have any questions\*\*\*





We proudly feature Sherwin-Williams paints and stains

Exterior Proposal
Job #: JOB-1269-2945

Date 07/13/2020

#### PREPARED FOR

Bryan Moore Moore, Bryan Comm-Ext 100 West Main St

La Porte, TX 77571

(281) 932-3128

#### **PREPARED BY**

832 551-4045 sblair@certapro.com Scott Blair
(281) 724-9569
sblair@certapro.com
http://league-city.certapro.com
1851 Gulf Freeway South # 28
League City, TX 77573

#### Scott Blair

Franchise Owner

#### **PRICE SUMMARY**

Base Price:	\$18,367.00
Subtotal:	\$18,367.00
Texas State Tax	\$1,515.28
Total:	\$19,882.28
Deposits Due	\$4,970.57
Balance	\$14,911.71

#### PROJECT SUMMARY

Full prime and two coats of appropriate system for each substrate.

#### **PROJECT DETAILS**

#### SET-UP

#### **CUSTOMER TO:**

Provide access to water/hose bib on each side and electricity on each side of the building. Customer to provide any permits for street blockage/access that the City of La Porte may require. Keep all parked vehicles away from the side of the building that is in progress.

#### **EXCLUSIONS**

Any repairs not specified , Any surface not specified in the proposal , Anything else not specified in the proposal

#### **PREPARATION**

- · Caulk previously caulked gaps and cracks
- · Prime where necessary
- · Scrape loose and peeling paint

#### **CERTAPRO WILL COVER & PROTECT**

Light fixtures, Walkway

e Painting Contractors Association Standards.

nis includes the following:

Nash or wipe down surfaces being painted.

Scrape and sand loose and peeling paint. Please Note\*\* Scraping and sanding will not result in a smooth finish. There will be ups and downs nere paint was removed.

Spot priming bare wood and metal in areas being painted. We do not spot prime areas being stained.

outtying, caulking, and wood filling as needed. We only caulk areas that were previously caulked and are missing or failing. We only remove rulking that is failing.

vlasonry Patching where needed. Please Note\*\* Masonry patching will not mimic the current texture of the masonry surface.

his level of prep DOES NOT include (Unless specified otherwise in this proposal) the following:

Vood replacement

Fixing imperfections that require feather sanding and bondo application.

Full recaulking if caulk is not failing or missing.

Resculpting trim and siding where damaged.

Stripping existing surface coating.

#### LEAN-UP

aily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris II be swept and removed from the property or deposited in the appropriate trash receptacle according to the istomer's preference. Upon Completion: All tools, supplies & equipment will be removed from the property.

#### **OTES**

nank you for allowing CertaPro the opportunity to provide you with a Proposal for your Project. We will communicate with you on a daily basis to adate you on the progress of the project. Our goal from start to finish is to provide you with an "Excellent Painting Experience."

LEASE CAREFULLY REVIEW ALL OF THE ITEMS, AREAS AND COMPONENTS THAT ARE INCLUDED AS WELL AS THOSE THAT ARE KCLUDED TO ENSURE THAT THERE IS NO MISUNDERSTANDINGS AS TO THE SCOPE OF THE PROJECT. ANY ITEMS, AREAS, AND DMPONENTS NOT SPECIFICALLY INCLUDED ARE EXCLUDED.

#### d COAT OF PAINT:

nere are certain paint colors (especially bold deep colors) that require more than two (2) coats of paint to achieve proper hiding. At the time of the stimate CertaPro Painters does not know what customer's final color choice will be, therefore, should customer select one of these hard to cover slors CertaPro Painters reserves the right to amend the proposal for the additional labor and materials.

ne number of coats of paint are noted on the proposal and additional coats will be an additional charge.

his Proposal is for an Interior Painting Project. During your project you will be assigned a Job Site Supervisor (JSS). The JSS is on site to paint, n the painting crew and to be available to address any of your concerns throughout the project.

the end of the project we will clean up and then do a final walk through with you to inspect the work performed if you are available when the crevis finished their work and if necessary finish the final touch ups. CertaPro Painters at the end of your project is hoping to receive an excellent view from you when you evaluate our work. Through this rating we hope to earn the privilege of doing additional work and for you to recommend to other businessmen, your family, friends and neighbors.

ertaPro complies with all local, state and federal laws; including but not limited to the EPA Lead-Safe program. If you suspect lead please notify u mediately.

#### **DDITIONAL NOTES**

#### **DOOM BUILTC**

rotted wood is identified during the painting project, you will be notified. It is not always possible to identify rotting wood during the estimating ocess.

#### **GNATURES**

according Contours to prosecutions of Signature	
	PAYMENT
ayment is due: In full upon job completion	
Manager Control Contro	LARATION OF CONTRACT
We) Have read the terms stated herein, they have been expla	nined to (me/us) and (I/we) find them to be satisfactory, and herby accept them.
ustomer Signature	Date
DEFINITIONS AND	CONDITIONS OF THIS CONTRACT
· · · · · · · · · · · · · · · · · · ·	ontractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting . Please make any check payable to the franchise shown on the front of this proposal.
DLORS — Colors may be chosen by the client prior to commencement of wor ne and material expenses incurred on the original color.	k. If, after the job starts, a color change is required, the independent Contractor will have to charge for
IFORESEEN CONDITIONS — Should conditions arise which could not be dempletion of such work.	etermined by visual inspection prior to starting work, the client must pay an agreed upon extra for the
toPosal — This proposal is valid for 60 days after it was written. In addition seive a signed copy of the proposal before work is to be started.	, the Independent Franchised Contractor should be informed of your desire to have the work done and
Α	TTENTION CLIENT:
	R TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO ME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.
NOTIC	CE OF CANCELLATION
COPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF ANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE HEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTEGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S LLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE BLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SEL	LIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY ITRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNE YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS ACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER LER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN ICT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS TELEGRAM TO:
me of Seller <u>Scott Blair</u>	
TE OF TRANSACTION  OT LATER THAN MIDNIGHT OF	
EREBY CANCEL THIS TRANSACTION	
uyer's Signature)	. (Date)

#### LIMITED TWO YEAR WARRANTY

bject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner med on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

- · Any work which was not performed by the Contractor.
- Varnished surfaces.
- · Surfaces made of, or containing, galvanized metal.
- · The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roc and wood quitters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- · Peeling, blistering or chipping where they are caused by:
  - · mill-glazing from smooth cedar
  - ordinary wear and tear.
  - · abnormal use or misuse.
  - peeling of layers of paint existing prior to the work performed by the Contractor.
  - structural defects.
  - · settling or movement.
  - · moisture content of the substrate.
  - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases
  - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

pairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described preparation section of the Contract.

#### OR THIS WARRANTY TO BE VALID, YOU MUST:

- · Pay the full contract price.
- · Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- · Pay for all materials used to perform the repairs.
- · Make the property accessible to the Contractor, or his employees, to perform the repairs.

IIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS ARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO 'ENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

is warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some isdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

r warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

# Medina Painting & Remodeling P O Box 125 Alvin, TX 77512-0125

281-222-6025

PROPOSAL & CONTRACT

MEDINADOVE2@GMAIL.COM

Date: July 12, 2020

To: Bryan Moore

(La Porte Chambers Bldg)

100 W. Main St.

La Porte, TX. 77571

I propose to furnish all material and perform all labor necessary to complete the following exterior only:

•	Framing- cornice, arches, railing, landings, window framing, stairs, decl	KS .
		\$180,000
•	Eifs/Stucco- Buildup	\$120,000
•	Railings	\$12,000
9	Hardi plank siding	<b>#44.000</b>
 نصسسس		\$14,000
•	Painting	\$20,000
6	Masonry	\$12,000
3	Metal roofs on overhangs	\$15,000
9	Windows	\$18,000
•	Doors	\$9,500
•	Iron works Water Stakes 34 - Francis	\$12,000

All of the work mentioned above to be completed in a substantial and workmanlike manner according to the standard practices for the sum of \$412,500 dollars. A 25% draw is requested to start the job.

A draw will be required according to progress on the project. Any alteration or deviation from the above specification involving extra cost of material or labor will only be executed upon written orders for the same and will become extra charge over the sum mentioned in this contract. All agreement must be made in writing with an agreement between customer and contractor.

Medina Painting and Remodeling is insured and bonded.

Respectfully submitted

By Medina Painting & Remodeling

	ACCEPTANCE	
You are hereby authorized to furn the work mentioned in the above amount mentioned in said propos	proposal, for which	agree to pay the
Accepted:	Date:	

#### JOHNSON GLASS & MIRROR INC. **3618 FAIRMONT PARKWAY** PASADENA, TX 77504

#### PH:281-487-6464 FAX:281-487-1155

Federal Tax ID: 76-0560635

Quote: Q016150

P/O#:

Cust State Tax ID:

Cust Fed Tax ID: Ship Via:

Date:

7/6/2020

Taken By: LANCE Installer:

08:21 AM Time:

SalesRep: LANCE Bill To: CASH Adv. Code: INTERNET

**BRYAN MOORE** 

**BRYAN MOORE** 

Sold To: CASH

281-932-3128

service & security tie in if needed.

Qty	Part Number	Description	List	Disc%	Sell	/ Total
1	COMMERCIAL	COMMERCIAL MATERIAL	\$22,493.09	0	\$22,493.09	\$22,493.09
	Note: HURRICAN	NE IMPACT RESISTANT STOREFRONT				. ,
	FRAMING FOR 2	22 WINDOW OPENINGS, APPROXIMATELY 3'				
	X 5'. STOREFRO	ONT FRAMING WILL BE GLAZED WITH 1-5/16"				
	INSULATED, TE	MPERED/LAMINATED IMPACT RATED				
	GLAZING TO ME	ET ENERGY EFFICIENCY SHOWN ON				e.
	DRAWINGS.		•			
	3-3' X 7' IMPAC	TRESISTANT DOORS, DOORS WILL BE				
	GLAZED WITH 9	1/16" TEMPERED/ LAMINATED GLASS. DOOR			•	
	HARDWARE WI	L BE BUTT HINGES, HEAVY DUTY DOOR				
	CLOSERS, PUSI	HBAR/PULL HANDLES AND 3 POINT LOCKS.			•	The second secon
1	LABOR	LABOR	\$5,400.00	0	\$5,400.00	\$5,400.00
		E AND INSTALL FRAMES, DOORS,				
	HARDWARE GL	AZING AND SEALANT.				
1	COMMERCIAL	COMMERCIAL MATERIAL-NON	\$2,790.00	0	\$2,790.00	\$2,790.00
1		IMPACT SLIDER COST IS \$2,355.00	•			\
	Note: ONE HURI	RICANE IMPACT RESISTANT, SELF CLOSING				
	SLIDER WITH IN	IPACT GLAZING.				
1	PAYMENT	PAYMENT AGREEMENT	\$0.00	0	\$0.00	\$0.0
	Note: Partial (50%	%) payment is due as deposit prior to				
		as a sign of good faith entering into this				
	agreement. The I	remaining 50% balance will be due upon				
		rk. If for any reason the project is delayed, JG &				
	M reserves the ri	ght to bill the owner/general contractorfor any				
	materials that ha	ve been ordered and/or being stored for this				
	project that may	be in excess of the deposited funds.				
1	CONDITIONS	CONDITIONS:	\$0.00	0	\$0.00	\$0.0
	Note: This quotal	tion is conditional within the guidelines from				
	which it was gen	erated Beit Architecural plans & specifications, an				
		n, walk thru with the owner/general contractor or				
	sketches provide	d by either, or a phone, fax, or email request. If				
	any of the aforem	nentioned conditions have been altered or				
	modified without	notice to J G & M, this contract may be null, &				
	void until the cha	nges can be further assessed & addressed.				
1	EXCLUSIONS	EXCLUSIONS:	\$0.00	0	\$0.00	\$0.0
	Note: 1) Enginee	ring calculations & or/professional stamp, 2)				
	bond, 3) cleaning	g of new construction materials, 4) protection &				
	or/replacement o	finstalled materials, 5) rough opening				
	prep/work/framin	g, 6) shop drawings/submittals, 7) any items not				
	specifically include	ded in the scope of work above, 8) electrical				

#### JOHNSON GLASS & MIRROR INC. **3618 FAIRMONT PARKWAY** PASADENA, TX 77504

PH:281-487-6464 FAX:281-487-1155

Federal Tax ID:

76-0560635

P/O#:

Cust State Tax ID: Cust Fed Tax ID:

Quote: Q016150 7/6/2020 Date:

Taken By: LANCE

Ship Via:

Installer: SalesRep: LANCE

Adv. Code: INTERNET

Time: 08:21 AM

Bill To: CASH

Sold To: CASH

**BRYAN MOORE** 

**BRYAN MOORE** 

281-932-3128

Qtv	Part Number	Description	List	Disc%	Sell	Total
1	ACCEPTANCE	ACCEPTANCE:	\$0.00	0	\$0.00	\$0.00

Note: By signing this agreement, you are hereby committing yourself & or/your company to the terms & agreements set forth above & furthermore that J G & M is approved to complete the scope of work as outlined herein for the aforement project. Furthermore, you agree to inform J G & M sufficient lead time. the progress schedule of the work to be performed, as well as any changes that have been or will be made to that schedule which may effect our scope of work.

JGM Thanks you for your Business & looks forward to hearing from you soon!

FAMILY business for over 55 Years! EMAIL: johnsonglass2003@yahoo.com

#### THIS IS NOT A RECEIPT -- DO NOT PAY

Total:

Sub Total:

\$30,683.09

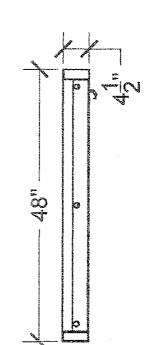
Tax:

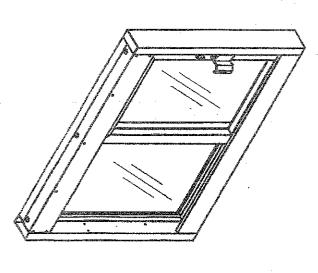
\$2,085.85

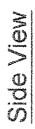
Total:

\$32,768.94

# 100 V 60V

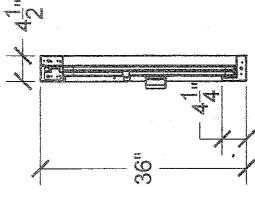






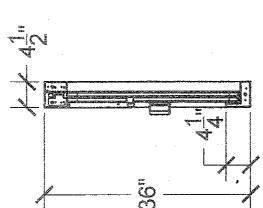
Interior Front View

<u>\$</u>



PLEASE SELECT:	
1. FRAMING:	
D Aluminum D UL Rated Alum	=
2. FRAME COLOR:	
☐ Bronze Anodized · □ Clear Anodized	·
Other: "	
3. GLAZING:	
☐ Storm Impact Low-E	
and the state of t	
Key Notes	
Unit: ',	
SQ-4030 IP (RIGHT)	
Actual Dimension:	
48"(W) x 36(H)	
Rough Opening:	
48g*(W) x 36g*(H) =	

ğ	Ē	
peni	274"(H	
Ō	×	
Service Opening:	20½"(W)	



# Engineer Notes

Date drawn:01/24/20 Drawn by:A.V. File name:SC-4030 IP

Page: 1 of 1

SIČNA TURE: DATE

Johnson 6-1255

# JOEY S GLASS

#### Residential · Auto · Commercial \* 24 Hour Emergency Service \*

3011 N. Main • Baytown, TX 77521 281-427-4705 • fax 281-427-6556

Quote Date 7-6-20 Aspendora Contractors

The Chambers Building

Bryan Moore

100 W. Main Street

281-932-3128

Laporte, Texas 77571

Furnish & Install Center Set Hurricane Impact System 2 ½" x 5" In Clear Anodized

Finish By YKK AP Dry Glazed With 1 5/16" Vitro Solarban 60 Low-E Over Clear Impact Insulated Glass

- Includes (4) 3' x 7' Medium Stile Doors With Non Transom Frames
- Standard Push Pull Hardware
- MS Three Point Lock
- Butt Hinges
- ADA Saddle Threshold
- Surface Mount Closures & Sweeps
- 4' x 3' Drive Thru Self Closing Window By Quick Serv
- Includes 3' x 5' Fixed SF Windows Per Elevations Marked 1 & 3 In Plans
- Includes 2<sup>Nd</sup> Floor Single Hung Operable Windows By Don Young Windows To Meet DP50 Rating
- Glazed With Guardian Low-E Insulated Glass
- Doors Will Be Glazed With 9/16" Laminated Impact Glass

Total For Scope Above Is \$42,580.00 Plus Tax = 46,092.85

EXCLUDES After Hours Labor, Opening Prep Or Revision For New Windows, Any Security Hardware Wire & Hook Up, Any Interior Glazing, Any Awnings Or Canopy's, Arched Wood Door Marked A, Or Any Other Not In This Quotation

Thank You, Trini Ortiz

Sales & Estimating

#### LOHMAN GLASS COMPANY

#### Commercial-Residential-Industrial

### PROPOSAL Today's Date: July 6, 2020

Proposal Submitted To:

Work To Be Performed At:

Company: Aspendora Construction

Chambers Building

Name: Bryan Moore

100 W Main St

Phone: (281) 932-3128 Email: brvan@aspondora.com

La Porte, TX 77571

We hereby propose to furnish the materials and perform the labor necessary for the completion of: Hurricane Impact Windows and Doors

A. (22) Ea. 3° x 5° Fixed Glass Windows

- Hurricane Impact
- Low "E" SHGC .29
- 2 1/2" x 5" Aluminum Frame

B. (3) Ea. 3° x 7° Hurricane Impact Doors

- Standard Hardware
- Standard Push/Pull
- Single Acting
- Hurricane Impact Glass with Low "E"

C. (1) Ea. 4' x 3' Drive Thru Window

• Hurricane Impact

All material is guaranteed to be specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: <u>Forty Nine Thousand Eight Hundred Fifty Dollars 00/100 Cents (\$49,850.00) – Tax Not Included</u>

53,962.63

Respectfully Submitted: Megan Boone

Per: Doyle B. Lohman

228 North 8th Street La Porte, Texas, 77571

Office: (281)471-9452 Fax: (281)471-0830 Email: <u>l-co@sbcglobal.net</u>

**SERVING THE AREA SINCE 1980** 

#### LOHMAN GLASS COMPANY

#### Commercial-Residential-Industrial

Note-This proposal may be withdrawn if not accepted within 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance to cover materials installed by Lohman Glass Company.

All orders require a minimum of one-half of the total cost down. Remaining balance is due upon installation. The only exception is if the customer first applies for and is approved for an open credit account (Subject to Terms and Conditions). Orders will not be placed and materials will not be installed without payment or prior approval by Lohman Glass.

#### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature:	Date:	
~•		
Signature:	Date:	

228 North 8th Street La Porte, Texas, 77571

Office: (281)471-9452 Fax: (281)471-0830 Email: <u>l-co@sbcglobal.net</u>

No. H6560-112845

QUOTE

Store 6560 CLEAR LAKE SHORES CLEAR LAKE SHORES, TX 77565 507 FM 2094

Phone: (281) 538-3988

Company Name Reviewer: TF776Y Salesperson: TF776Y (281) 842-1834 (281) 932-3128

SOLD TO

Address 511 S UTAH ST

MOORE

BRYAN

State CITY V

믕

77571

Job Description s/o 15|t

**HARRIS** 

LA PORTE

Page 1 of 2 No. H6560-112845

2020-07-02 16:16

Prices Valid Thru: 07/09/2020

**CUSTOMER PICKUP #1** MERCHANDISE AND SERVICE SUMMARY We reserve the right to limit the quantities of merchandise sold to customers

**REF # W02** SKU # 0000-515-664 Customer Pickup / Will Call

SCHEDULED PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise S.O. MERCHANDISE TO BE PICKED UP: STOCK MERCHANDISE TO BE PICKED UP: 0000-789-001 1001-247-282 1000-013-560 10.00 2.00 2.00 EA 510 SH 36X60 WHITE HPSC 6/6 EA NA / RELIANT - FIBERGLASS DOORS ENTRY DOOR CO / RELIANT - FIBERGLASS DOORSENTRY DOORCOMPLETE UNIT37.5 X 81.5GLASS INSERTFULL LITE(#1) EA 36X80 RH 9 LITE EG SMTH FG NBM S/O STEVES AND SONS DESCRIPTION REF # S01 END OF CUSTOMER PICKUP - REF #W02 > 므 MERCHANDISETTOTALE TAX PRICE EACH \$159.00 \$400.07 \$274.00 EXTENSION \$2 938 14 \$1,590.00 \$800,14 \$548.00

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA

(Pro Customers, Proceed To The Pro Desk)

Customer Copy

4 mx 121.18

smop

Pages:

1 of 1

Print Date: 7/6/2020 3:48:51

Powered by WTS Paradigm

# Customer Quote

STOKON SE

Quote #: 137079	Purchase Order#:		Project Name: Unassigned Project
Billing Information:	Shipping Information:	Job Comments:	Quote Name: Unassigned Quote
			Creation Date: 7/6/2020
			Date Requested: 1/1/0001
Phone Fax:	Phone		Customer Number: 2016-56
A Description of the second		The second secon	Sales Rep: Sales Person Name
Line   Qty   Product Description	- Colored Colo		Customer Price Extended
100-1 10 Earthwise Single Hung S Call Width = Custom, Ca CR = 58, SHGC = 0.22, Y	Earthwise Single Hung Single Hung 35.5 x 59.5  Call Width = Custom, Call Height = Custom, Sash Split = Equal  CR = 58, SHGC = 0.22, VT = 0.51, U-Factor = 0.29	The state of the s	\$265.13 \$2,65(.30 Rough Opening:
Half Screen Unit 1: 366 Low E, Argon, Preser Unit 1 Lower, 1 Upper: Annealed	Half Screen Unit 1: 366 Low E, Argon, Preserve Film = Preserve Film Unit 1 Lower, 1 Upper: Annealed	15	Frame Size: 35.5" X 59.5"  Room Location: None Assigned
Exterior = White, interior = White Complete Unit, With Nail Fin, Venti Windstorm? = Yes WOCD? = No, Sash Limiter? = No OD = 35, 5, 59, 5, RO = 36, 60	Exterior = White, interior = White Complete Unit, With Nail Fin, Venting = Single Hung, Do you need Windstorm? = Yes WOCD? = No, Sash Limiter? = No OD = 35, 5, 59,5, RO = 36, 60	5)	Order Notes:
		THE RESERVED AND ADDRESS OF THE PARTY OF THE	
The same are a set of the same and the same			Customer Price
Thank you for the op	Thank you for the opportunity to quote your project.	ject.	\$2,6
			Labor: \$0.00  Tax: \$0.00
Approved by:	Date:		Total: \$2,651.30

Smopring roof Floor Windows

Windows



# **Shopping Cart**

Baytown Lowe's, TX | Change Store > 5002 Garth Rd, Baytown, TX 77521

20 Items | Remove 20 Items

Item # 1521693 | Model # JW233400052

JELD-WEN Vinyl Double pane Impact New construction Single Hung Window (Rough Opening: 36.0-in x 60.0-in; Actual: 35.5-in x 59.5-in)

with grids

Qty: 10

\$4,680.00

\$468.00 each

Order Summary

Item\Total

\$9,160.00

Taxes calculated at checkout

Estimated

Total

\$9,160.00

X= 5066.10

Feedbac

Item # 1521681 | Model # JW233400044

JELD-WEN Vinyl Double pane Impact New construction Single Hung Window (Rough Opening: 36.0-in x 60.0-in; Actual: 35.5-in x 59.5-in)

Wlout grids

\$4,480.00

Qtv: 10

\$448.00 each



Pasadena, TX 77504

Contact: Anthony Almodovar

Email: anthony.almodovar@crroofingservices.com

Office: 832-834-5467

Date: July 3, 2020

#### **Bryan Moore**

100 West Main St La Porte, Texas 77571

TPO Roofing System: (47 SQ)

\$28,450.00

- Mechanically attach 1.5" ISO (R-8.6) to plywood decking slope truss
- Mechanically attach tapered crickets
- Fully adhere 60 mil, Versico, white TPO
- Fully adhere TPO up and over parapet walls
- Install all TPO flashing accessories for watertight system (unreinforced membrane, corners, pipe boots, T joints, primer, cleaner, cut edge sealant, water cut off mastic)
- Install ~ (260') of metal coping cap (24ga. Steel, Kynar 500)
- Install ~ (4) scuppers coated metal
- Install ~ (4) conductor heads (24ga. Steel, Kynar 500)
- Install ~ (40') of gutter (24ga. Steel, Kynar 500)
- Install ~ (100') of downspouts (24ga. Steel, Kynar 500)
- Includes a lift to roof load
- Provide a 15 Yr. N.D.L warranty
- Sales Tax included, bid per Plans dated 06.25.2020



www.12stonesenterprises.com

#### PROPOSAL

CUSTOMER	SCOPE OF WORK	AMOUNT	
Bryan Moore	Remove existing roofing material on roof substrate	\$33,500.00	
PROJECT NAME	2 - Install all metal flashings per plan design		
100 West Main TPO Roof Project	Install one layer of 2.6" Carlisle InsuBase Polyiso insulation mechanically fastened to deck with Carlisle fasteners and insulation plates per manufacturer instructions		
CONTACT	Instali one layer of 2.2" Carlisle InsuBase Polyiso insulation mechanically fastened to deck with Carlisle fasteners and insulation plates per manufacturer instructions		
Mr. Bryan Moore	5 - Install Carlisle Sure-Weld 60 mil white TPO membrane adhered with Sure-Weld Bonding Adhesive		
DATE	6 - Install pipe boots on all roof plumbing penetrations and weld seams per manufacturer guidelines		
July 17, 2020	7 - Install T patches on all transition areas, and comers on all roof-to wall seams		
ADDRESS	Install termination bar and counter flashing on all curb mounted units and roof to wall connecting areas to per manufacturer guidelines (membrane to terminate over parapet walls)		
100 West Main Street	9 - Install metal coping cap per plan design		
CITY/STATE/ZIP	10 - Install 36' of 6" x 6" galvalume gutter per plan design	***************************************	
La Porte, TX 77571	11 - Install (2) 13' galvalume gutter downspouts (6" x 6")		
PHONE NUMBER			
281.932.3128	Notes about this Proposal:		
EMAIL ADDRESS	<ul> <li>** 12 Stones Enterprises, LLC (also registered as 12 Stones Roofing) is insured for and provides full workers' comp coverage</li> <li>** All work completed according to all applicable codes, manufacturers' guidelines, and plan designs</li> </ul>		
bryan@aspendora.com			
PROJECT MANAGER	** This proposal only covers details as stated in the Scope of Work above. Any discrepancy in details will require a Change Order. 12 Stones Roofing will require a written confirmation to proceed with all Change Orders.  ** This proposal does include pricing for all materials and labor. However, it does not include pricing for replacement of		
Greg Davis	wood substrate or support beam repairs.		
PREPARED BY	<ul> <li>** This proposal does not include costs for the movement of electrial or HVAC components or units. 12 Stones Roofing does not accept responsibility to electrical and HVAC impacts.</li> <li>** This proposal includes a 10 year membrane warranty and a 2 year workmanship warranty. A Carlisle 20 year NDL</li> </ul>		
Greg Davis			
ATTENTION	** This proposal is good for 60 days from the date listed above.	مستعمد المحار	
Mr. Bryan Moore	37,20	00	
PAYMENT TERMS	warranty is available for \$1,200.00.  ** This proposal is good for 60 days from the date listed above.    1	CI .	
50% at signing, 50% at completion	1. Torroll	100	
PROJECT DATE	1689	,	
TBD			
	includes gales tex OTHER		
	The state of the s		
	TOTAL	\$33,500.00	

Signing Authority's Signature

Date

12 Stones Enterprises, LLC

Date

#### **Bryan Moore**

From:

Anthony Almodovar <almodovar.anthony@gmail.com>

Sent:

Tuesday, July 7, 2020 3:07 PM

To:

Bryan Moore

Subject:

Re: 100 West Main, La Porte

Yes sir the WIP-8 (windstorm certificate) is included.

Sent from my iPhone

On Jul 7, 2020, at 1:34 PM, Bryan Moore <br/> <br/>bryan@aspendora.com> wrote:

I can't, did you include providing a windstorm certificate for the roof?

From: Anthony Almodovar <anthony.almodovar@crroofingservices.com>

Sent: Friday, July 3, 2020 1:39 PM

**To:** Bryan Moore <bryan@aspendora.com>

Subject: Re: 100 West Main, La Porte

I finally got word back from the manufacturing rep. We can actually go half an inch less but we have to fully adhere to it. As long as you have (R30) in the attic, this revised proposal meets building code. If you want it mechanically fasten it would have to be approved by the engineer. let me know if you have any questions. We look forward to working with you.

Kind Regards,

Anthony Almodovar C & R Roofing Services

Office: 832.834.5467

Direct:832.232.2235

anthony.almodovar@crroofingservices.com www.crroofingservices.com

On Thu, Jul 2, 2020 at 12:10 PM Anthony Almodovar <a href="mailto:anthony.almodovar@crroofingservices.com">anthony.almodovar@crroofingservices.com</a> wrote:

I am double checking right now with my technical rep.

From: Anthony Almodovar <anthony.almodovar@crroofingservices.com>

Sent: Monday, June 29, 2020 2:10:48 PM
To: Bryan Moore < bryan@aspendora.com >
Subject: Re: 100 West Main , La Porte

Did you want us to do the decking?

also I wanted to confirm (R-30) Insulation on cut sheet A5.0 is in the attic and not the roof.

Kind Regards,

Anthony Almodovar C & R Roofing Services

Office: 832.834.5467

Direct:832.232.2235

anthony.almodovar@crroofingservices.com www.crroofingservices.com

On Mon, Jun 29, 2020 at 10:58 AM Bryan Moore < bryan@aspendora.com > wrote:

Plans are attached, please call me with any questions

Thanks

Bryan Moore

281.932.3128

#### **Marlin Construction**

10403 Kansack Lane Houston, TX 77086 Phone: (713) 444-5202

Fax: (713) 583-9964



TO.

Aspendora Contractors 511 South Uta Street La Porte, TX 77571 07/06/2020

#### Roof Proposal

JOB: WO #1355

ADDRESS: 100 W Main Street La Porte, TX 77571

Marlin Construction, LLC proposes to provide all labor, equipment, materials and job management necessary to complete the following roof work:

#### Versico TPO Roof System (60 mil - white) New Construction

- All work according to Versico specifications
- Clean and clear deck provided by GC
- Mechanically attach 1.5" rigid ISO
- Mechanically attach/install 60MIL reinforced TPO membrane
- Fully adhere TPO up and over parapet walls
- Fabricate and install 24ga edge metal and coping (cleated) (Color:
- Secure Texas Wind Storm Certificate
- Remove from property all debris associated with contracted work
- 20 Year NDL Warranty

PRICE		\$32,091.88
Approved By:		
PRINT NAME	<u>.                                    </u>	
		John Josephs
SIGNATURE	and the second s	Marlin Construction



Bryan Moore 100 W Main St. La Porte, TX 77571 Project: W Main-La Porte TPO Roof

281-932-3128 Phone:

Email: bryan@aspendora.com

Dear Mr. Moore,

Gulf-Tex Roofing & Services proposes to furnish all labor, materials, equipment, services, insurance and supervision required for a complete job generally described as follows:

LOCATION: La Porte, TX

#### Scope of Work: Firestone InvisiWeld TPO Roof

1. Mobilize crane, crew, materials, tools and equipment to job site.

- 2. Set up safety on perimters edges of building in order to safely perform the scope of work.
- 3. Furnish and install a 1/2" High Density insulation board onto the structural plywood decking and mechanically attatch using HD fasteners and Firestone InvisiWeld plates.
- 4. Furnish and install a white 60 mil TPO membrane over the 1/2" HD board. Membrane to be attatched to the InvisiWeld plates utilizing an Induction welder. Once the induction welding process is complete, a magnetic cooling clamp will be plase over the plate for a minimum of 60 seconds while the weld cools and sets.
- 5. TPO lap seams will be heat welded at a minimum of 2" along all seams.
- 6. Furnish and install TPO proper flashing details around all roof penetrations as required.
- 7. Furnish and install TPO to all parapet walls. TPO to be fully adhered utilizing TPO bonding adhesive.
- 8. Furnish and install metal coping cap to top parapet walls and mechanically attach as required.
- 9. Cut new thru-wall scuppers as required and install new downspouts to allow for proper water runoff.
- 10. Clean all roof related construction debris and leave roof in orderly manner.
- 11. Gulf-Tex will Provide WPI-8 after completing the roof installation. \*OPTION-For an additional investment of \$2870, we can add an additional layer of insulation. This 1" polyiso board would be laid underneath the 1/2 HD Board to reach an additional R-Value of 5.7. , if you would like to include this option. Initial Here X

SALES TAX:

Plus 8.25% Sales Tax (If Applicable)

\$37,122.19 Accept

TERMS:

1/3 Down / Balance due (15) days upon completion.

WARRANTY:

20-Year TPO Material Warranty / 5-Year Contractor Warranty



- Taxes (Unless break-out above is added), building permit, retainage, P & P Bonds, fees, liquidated damages, overtime, window cleaning, accelerated schedules, field or laboratory testing, mockups, temporary facilities or utility hook-ups, decking repair or replacement, removal, disconnect or re-connection of mechanical, electrical, and communication equipment and lightning protection equipment re-certification or re-location (unless specifically noted in scope of work).
- If tax exempt, we will need a tax exemption certificate.

Submitte	by: Printis Ellis	
Cell:	832-492-7187	
Email:	Printis@gulftexroofs.com	
•		
Accepted	by:	Date:

ZndFloor Todra

Aspendora Contractor
Go Build Something\*

TYPE

HANG

TN 1 /201	200	17		
		Exterior Door 2	Exterior Door 1	NAME
		Single <sup>1</sup>	Single <sup>†</sup>	TYPE
		RIGHT HAND OPEN-IN <sup>2</sup>	RIGHT HAND OPEN-IN <sup>2</sup>	HAND
		พ:3 0" ก:ฮ์ 8" ±1-3/4"	w:3' 0" h:6' 8" ±1-3/4"	SIZE
		3068 MAS FBG TX 23X65 CO NB	3088 MAS FBG TX > DOUBLE BORE 6P 23X37 NB <sup>3</sup>	STYLE
		> DOUBLE BORE		BORE
000	n/	4-9/16" Finger-Joint Primed	4-9/16" Finger-Joint Primed	JAWE
	. ( )	SATIN NICKEL 15 4X4 R/R <sup>4</sup>	SATIN NICKEL 15 4X4 R/R <sup>4</sup>	HINGES
700r		Yes - TDI Rated; ODL Glass Non-Impact +40/-45 (DR-570); 301111 22X 84 15LT EXT GRLL*; > 4-9/16" MF OI SILL W/ CVR; Bronze weather strip / sweep;	Yes - TDI Ratled; ODL Glass Non-Impact +40/45 (DR-570); > 4-9/16" MF OI SILL W CVR; Bronzs weather strip / swysep; 301222 22X 36 9LT EXT STNM <sup>5</sup> ;	INI
	SUBTOTAL TAX 8.25% TOTAL	L Glass Non-Impact 01111 22X 64 15LT 16" MF OI SILL W her strip / sweep;	L Glass Non-Impact 4-9/16" MF OI SILL ather strip / sweep; LT EXT STNM <sup>8</sup> ;	NFO
A 1		<u>(i)</u>	<u> </u>	eny
4 29.56 20 × x 20.214	\$66. \$54 \$71	\$395.00	\$329.92	PRICE
0,	\$564.92 \$54.86 \$719,78 % Z. ==	\$335,00	\$329,92	EXT PRICE

Customer # Monday, July 6, 2020 2:51 PM

Store 6560 CLEAR LAKE SHORES

CLEAR LAKE SHORES, TX 77565

Phone: (281) 538-3988

State Cily Address 511 S UTAH ST MOORE LA PORTE BRYAN 끃 77571 Company Name Job Description Рћопе 2 **HARRIS** s/o 15lt (281) 842-1834 (281) 932-3128

Salesperson: TF776Y

Reviewer: TF776Y

QUOTE

Page 1 of 2

No. H6560-112845

2020-07-02 16:16

Prices Valid Thru: 07/09/2020

UP #1
MERCHANDISE AND SERVICE SUMMARY We rest
We reserve the right to limit the quantities of merchandise sold to customers

**CUSTOMER PICKL** 

**REF # W02** SKU # 0000-515-664 Customer Pickup / Will Call

3	TRUD OF CLISTOMER PICKLID - REF #WOS	S T D			•			
1-82,938.14				SCHEDULED PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise	heduled upon arriv	Will be so	ED PICKUP DATE:	SCHEDULI
\$800.14	\$400.07	<	Þ	GLASS DOORS ENTRY DOOR CO / RELIANT - ENTRY DOORCOMPLETE UNIT37.5 X 81.5GLASS	EA NA / RELIANT - FIBER FIBERGLASS DOORS INSERTFULL LITE(#1)	2.00	0000-789-001	S0101
		·		S AND SONS REF # S01	S/O STEVES AND SONS	ICKED UP	S.O. MERCHANDISE TO BE PICKED UP:	S.O. MERC
\$1,590.00	\$159.00	~	→	NHITE HPSC 6/6	10.00 EA 510 SH 36X60 WHITE HPSC 6/6	10.00	1000-013-560	R04
\$548.00	\$274.00	_<	>	2.00 EA 36X80 RH 9 LITE EG SMTH FG NBM A	EA 36X80 RH 9 LITI	2.00	1001-247-282	R03
EXTENSION		TAX	P	DESCRIPTION	N N N N N N N N N N N N N N N N N N N	QTY UM	SKU	REF#
		4		The second secon	UP:	FPICKED	STOCK MERCHANDISE TO BE PICKED UP:	STOCK ME

2nd Floor Poors

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA

T X

1,459, 36

246.14

(Pro Customers, Proceed To The Pro Desk)

No. H6560-112845

Page 1 of 2

Customer Copy

http://sstsrv.lowes.com/m2o\_b/mediumQuote.jsp?...

Back to Quote



## PROVING Date: 07/03/2020 And http://sstsrv.lowes.com/

LOWE'S HOME CENTERS, LLC #97 5002 GARTH RD. BAYTOWN, TX 77521-2135 USA (281) 421-1055



Project #:

637652342

Description:

EXTERIOR DOORS

Customer Phone:

BRYAN MOORE

Customer Address:

(281) 932-3128

123 ANY

BAYTOWN, TX 77521

USA

Line Item Frame Size Product Code Description

Unit Price Quantity Total Price

(001)

Manufacturer: JELD-WEN Exterior Doors

Actual Unit Size = 37 1/2-in Product: Doors

W x 81 3/4-in H

Handing = 1 - LH I/S

Type: Entry/Exterior

Manufacturing Location: Grand Prairie (UO)

Configuration: Single Door Unit Regional Compliance: TDI

Impact Rating: Yes

Energy Efficiency: Energy Star Only Handing and Swing: T - LH I/S Measurement Type: Call Size Door Material: Fiberglass Door Call Width: 36-in

Call Height: 80-in

Actual Door Stab Width: 35 3/4-in

Actual Slab Height: 79-in

Actual Overall Frame Width: 37 1/2-in Actual Overall Frame Height: 81 3/4-in Fits Rough Opening Width: 38 1/2-in Fits Rough Opening Height: 82 1/2-in

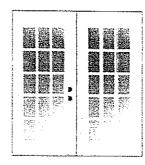
Fiberglass Series: Pro Series Door Skin Type: Smooth Door/Sidelite Finish Type: None Door Style: Doors with Inserts Panel Type: 2-Panel 1/2 Lite

Nominal Insert Size: 22-in x 36-in Rectangle

Insert Type: Commodity
Insert Design: 9-Lite

\$1,241,47

2 . \$2,482,94



Type: Patio

Manufacturer: JELD-WEN Steel and Fiberglass Doors

Location: Grand Prairie (UO)
Regional Compliance: TDI - NAMI

Impact Rating: No.

Energy Star Option: Energy Star Only

Product Style: Door Product Design: French Configuration: Door Unit Patio System Layout: Double

Handing: 25 LH I/S Size Application: Retro Measurement Type: Call Size Door Call Width: 72-in

Call Height: 80-in

Actual Frame Width: 71-1/2-in
Actual Frame Height: 79-1/2-in
Fits Rough Opening Width: 72-in
Fits Rough Opening Height: 80-in
Actual Slab Width: 34-9/16-in
Actual Slab Height: 76-13/16-in
Actual Brickmould Width: 74-in
Actual Brickmould Height: 80-3/4-in
Door Material: Premium Fiberglass

Door Skin: Smooth

Door/Sidelite Finish Type: None Glass Option: Doors with Inserts

Panel Option: Full Lite

Nominal Insert Size: 22 x 64 Rectangle

Insert Type: Commodity Insert Design: 15-Lite

Grille Option: White External Grille Glass Type: Tempered Low-E Insulated Insert Frame: Standard Glass Frame

Door Screen Type: None Active Door Bore: Double Bore

Bore Backset: 2 3/8-in

Actual Door Bore Location: 44-in

Bore Diameter: 2 1/8-in

Actual Deadbolt Location: 5 1/2-in Actual Deadbolt Bore Diameter: 2 1/8-in

Inactive Door Bore: No Bore Lockset Type: No Lockset

Inactive Door Lockset Type: No Lockset

Door Astragal: Heavy Duty White Aluminum Astragal

Actual Hinge Size: 4-in'x 4-1/4-in Hinge Type: Ball Bearing w/ Safety Stud Actual Hinge Radius: 5/8-in Radius/Square

Hinge Finish: Satin Nickel Actual Jamb Width: 4 9/16-in

Insert Options: Internal Grille Insert Glass Type: Tempered Low-E Insulated Insert Frame: White Aluminum Frame Door Bore Options: Double Bore Actual Bore Backset: 2 3/8-in Actual Lock Position: 44-in Actual Lock Bore Size: 2 1/8-in Actual Deadbolt Position: 5 1/2-in Actual Deadbolt Bore Size: 2 1/8-in Lockset Type: No Lockset Hinge Prep: 3-Hinge Prep Actual Hinge Size(HxW): 4-in x 4-1/4-in Hinge Type: Ball Bearing w/ Safety Stud -Actual Hinge Radius: 5/8-in Radius/Square Hinge Position 1: 6 3/4-in Hinge Position 2: 36-in Hinge Position 3: 65 1/4-in Hinge Finish: Satin Nickel Actual Jamb Width: 4 9/16-in Jamb Finish Type: None Jamb Species: Primed AuraLast Sill Type: Adjustable High Dam Sill - Aluminum Finish Trim Type: None Weather-Strip Type: Compression Bronze Sill Width: 5 5/8-in Reorder: No Height Confirmation: Yes, a unit height of 81 3/4-in is correct. Width Confirmation: Yes, a unit width of 37 1/2-in is correct. U-Factor: 0.35 SHGC: 0.12 Visible Transmittance: 0.13 NFRC Certification: JEL-M-784-28754-00001 TDI Number: DR-439 Water Rating: 0PSF Impact Level: Wind Zone 3 - Missle Level D Regional Compliance Testing Facility: TDI Lead Time: 28 Days Jtem Number: 625228 \*\*Picture is not an exact representation of the unit that has been ordered\*\* \*\*Unit is built to specifications given in the configurator\*\* \*\*Thank you for Ordering a JELD-WEN Exterior Doors Product\*\*\* Manufacturer: JELD-WEN Steel and Fiberglass Doors Size = 72-in W x 80-in H Division: Millwork Product: Doors \$926.03 \$1,852.06

O()()2

Handing = 25 LH I/S

Janib Finish Type: None Jamb Specie: Primed AuraLast Brickmould Specie: No Brickmould

Sill Style: Adjustable Vinyl Cap Sill with Screen Track

Sill Finish: Aluminum Actual Sill Width: 5.5/8-in

Sill Pan: No

DP Rating Needed: No Overhang Flyer: No.

Reorder: No

TD1 Number: DR-438

Regional Compliance Testing Facility: TDI - NAMI Product Width Confirmation: Yes, an actual unit width of

71 1/2-in is correct.

Product Height Confirmation: Yes, an actual unit height of

79 1/2-in is correct. Lead Time: 63 Days Item Number: 785734

\*\*\* U-factor: 0.31 SHGC: 0.25 VT: 0.28 \*\*\*

\*\*\* NFRC CERT: JEL-M-784-25498-00001 \*\*\*

\*\*\* 15% Off Select Patio Doors (6/25/20 - 7/8/20)\*\*\*

\*\*\* Picture is only a representation of the unit that has

been ordered, \*\*\*

\*\*\* Unit will be built to specifications given in the configurator, \*\*\*

Thank you for ordering a JELD-WEN Steel and Fiberglass:

Doors product.

Salesperson:

IRENE GONZALEZ (\$00971G1)

Accepted by:

Project Total: \$4,335.00

Date: 07/03/2020

Print Detailed Quote

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer. \*\*\*\* Special order configured products are subject to a 20% restocking fee if returned. \*\*\*\*

#### Colonial Art Inc.

#### 5701 Cochran Street Houston, TX 77009

Phone #

713-697-8407

F

Name / Address		
ryan Moore	 · · · · · · · · · · · · · · · · · · ·	
11 South Utah St.		
a Porte, Texas 77571		

# **Proposal & Acceptance**

Date	Quote #
6/30/2020	13437

Ship To	
Marty Campise 1902 Roscoe La Porte, Texas 77571	

Registered With The City of Houston As a Approved Fabricator of Strural Steel, Stair, Rails

Terms	Project	Р	hone		Fax
50/25/25	100 W. Main (Back Stairs )	•			··
	Description		Cost	Qty / Ft	Total
Metal Stringer Stair & Ha	andrail W / steel Pan . Treads. Fire- Rated		10,351.10		10,351.10
(22) Treads (1) Landing 8' X 3'8" (1) Landing (8) 2" Ro	und Post				
(45' 5") Ex Railing Plai	n Design				
Metal Stringer Stair & Ha	andrail W / Steel Pan Treads. Fire- Rated		9,256.00		9,256.00
(22) Treads (1) Landing 8' X 3'8" (4 (1) Landing (5' X 3'8" ( (38'5") Ex Railing Plain Paint Red Primer / Gloss	(4)2" Round Post Design				
Note : Concrete By other					
Exterior Balcony Railing (55') Ex Railing design I			3,575.00	1	3,575.00
Mount to wood decking				į	
Please sign this estimate t We pay the sales tax in or	o indicate your Acceptance.  ir materials	Su	ubtotal		\$23,182.10
	d to be specified. All work to be completed in a workmanlike	Sa	iles Tax(	8.25%)	\$0.00
specifications involving become an extra charge	extra costs will be executed only upon written orders, and will over and above the estimate. All agreements contingent upon s	trikes	otal		\$23,182.10
insurance.	and our control. Owner to carry fire, tornado and other necess	ary ——	+ Ta)	Κ	25,094

# Nava's Ornamental

# Proposal

2219 Elysian St Houston, Texas 77026

Tel. 713-223-5017 Fax 866-398-2799

Client:	Aspendor	a Contractors	Invoice #:			
	i i	•	Start Date:			
	l		Job Location:		1902 Rosco	e
Date	7/6/2020			LaP	Orte. Texas	77571
email			Contact:		Bryan Moor	е
DESCR	IPTION OF	WORK TO BE PERFORMED		en e		
			Work			
SPECIF	ICATIONS	AND ESTIMATES OF PROPOSA	L			
	LNFT	PARTS/DESCRIPTION/WOR	K TO BE PERF	ORMED	Difference	AMOUNT
1	,	Fabricate and install front and ornamental iron castings for th shoes, corner inserts and valan	e body. Post to b	e 4" with		\$13,500.00
2		Fabricate and install simple de	sian for roof top	balcony		\$1,360.00
3		Fabricate and install 2 sets of simple rails on both sides of sta up for concrete on treads and	stair cases 48" wirs and landing. V	vide with Ve will set		\$12,030.00
4						
Addition	al informati	on pertaining to this proposal				
			Total Job Cost		\$	26,890.00
.Warranty car	only be applied or	nce job is paid in full.	Deposit			
.Customer ag	rees minor repairs	and imperfections shall be called warranty	Due Upon Com	pletion		
.This contract	is for the above ac	tdress only, no other projects will be				
associated wi	th this project and i	no money will be held by the builder	Customer Signa	ature	<del> </del>	,
upon complet	ion for reasons not	associated to this project.	Contractor Sign	ature		
			ORIGINAL			

# Shafaii Investments 1622 Federal Rd. #30 Houston, TX 77015

Re: 100 West Main, La Porte, TX

July 10,2020

### **PROPOSAL**

Furnish Labor & Material to build and install exterior steel stairs and wrought iron, as per plans

\$ 30,999.00



# SEALCOAT & STRIPING

BRYAN MOORE
ASPENDORA CONSTRUCTION
511 SOUTH UTAH STREET
LAPORTE, TX 77571
281.932.3128 CELL

RONALD LAWTON
ADVANTA-KLEEN
SEALCOAT & STRIPING
27227 CAPERIDGE
HUFFMAN, TX 77336
832.347.0993 OFFICE
832.519.1984 FAX

**LOCATION: 100 WEST MAIN** 

07/07/2020

INSTALL 16X54 AND 5X20 NEW ASPHALT AND REMOVE 8X8 CONCRETE SLAB \$9,000. SEALCOAT APPROXIMATELY 6760' SQ/FT OF ASPHALT \$2,028. RESTRIPE PARKING AREA AND INSTALL (8) CARSTOPS AND HC SIGN & POST \$1,710.

TOTAL ESTIMATE

+ TAX

\$12,738.

13,788,89

- \* SHERWIN WILLIAMS SETFAST LOW-VOC TRAFFIC PAINT
- \* SEALMASTER COAL TAR SEALER W PAVEGEL ADDITIVE AND 2 LBS SAND PER GALLON
- \* ½ PAYMENT TO SCHEDULE ½ ON COMPLETION

www.advantakleen.com

#### **BRIAN MOORE**



#### **HOUSTON STRIPING. com**

1760 Barker Cypress #115 Houston, TX 77084

Phone: (832) 701-6297

Email: houstonstriping@gmail.com

Estimate # Date

001247 07/01/2020

#### Description

"DEMO CONCRETE"

**DEMO 8x8 CONCRETE SLAB** 

EXTRA PREP - EXTRA CLEANING TO PREPARE FOR SEALCOATING

\_SEALCOAT PARKING LOT (MAIN & SIDE)

""STRIPING" LAYOUT NEW CONSTRUCTION

"ALL HANDICAPS" 2 LAYOUT

Blue Base with White Stenciling

"ALL HASH MARKING" layout

"SIGNAGE" (INSTALL 2 POLE, SIGN, HARDWARE)

"WHEEL STOPS" INSTALL 8 NEW WHEEL STOPS

WHEEL STOPS DELIVERY

"ASPHALT CONSTRUCTION BUILD ASPHALT PARKING AREA (in Front)54X16

Area in front will include 4" of base and 4" of asphalt

"CONCRETE CONSTRUCTION" BUILD NEW SIDEWALK

This sidewalk includes:

1 landing At the foot of the stairs

Subtotal	\$19,941.00
Tax	\$16.50
Total	\$19,957.50

We are excited about the possibility of working with you.

It was was nice visiting with you, please give me a call if you have any questions.

We can do this job to fit your time frame

Steven

832-701-6297

Houstonstriping.com houstonstriping@gmail.com



203 Hopkins Strat Victoria TX 7790 Ph: 361-676-290 Fax: 361-573-123

Field Offic 15500 Voss Rd., Ste. 50 Sugar Land, TX 7745 979-398-961 316asphalt@gmail.co

#### Quoti

# M & M Asphalt LLC

Quote for: Bryan Moore 100 West Main Street La Porte, TX 77571 Quote #: 49<sup>a</sup> July 7, 202<sup>a</sup>

Description - Amount

art 1:

irst, we will clean and repair approximately 5,500 sq. ft lext, we will apply 2 coats commercial grade seal coat. inally, we will restripe parking lot.

\$9,000.00

art 2:

Ve will cover 2,200 sq ft with hot mix asphalt

\$8,000.00

ncludes all labor and materials with a 2-year warranty.

Approval Signature Required

Date

Thanks for the opportunity and God bless

**Total Amount:** 

\$17,000.0

# Accessible Design Standards:

BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANSI A 117.1 AND A.D.A. PUBLIC LAW 101-336 HIGHLIGHTED AS FOLLOWED.

#### Chapter 3: Building Blocks.

Floor or Ground Surfaces 302

302.1 General - Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

302.2

303 Changes in Leve

303.1 General - Where changes in level are permitted in floor or ground surfaces, they shall comply with 303

303.2 Vertical — Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Beveled - Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high 303.3 maximum shall be beyeled with a slape not steeper than 1:2

Ramps - Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406

#### Chapter 4: Accessible Routes.

Walking Surfaces

403.1 General - Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surfaces - Floor or ground surfaces shall comply with 302.

- The cross slope of walking surfaces shall not be steeper than 1:48. 403.3

Changes in Level - Changes in level shall comply with 303 403.4

403.5 Clearances - Walking surfaces shall provide clearances complying with 403.5.

403.5.1 Clear Width - Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

404 Doors, Doorways, and Gates

404.2.5 Thresholds — Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

#### Chapter 7: Communication Elements and Features.

216.4.1 Exit Doors — Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

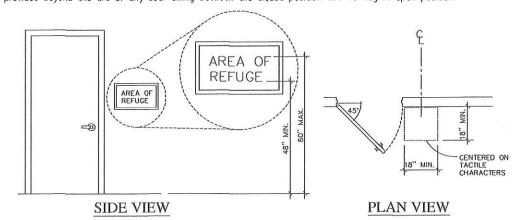
Raised Characters - Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.2.1 Depth - Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

703.2.2 Case - Characters shall be uppercase.

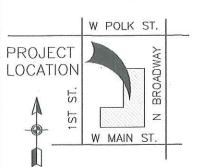
703.2.3 Style — Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of

Installation Height and Location. Height Above Finish Floor or Ground — Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open positi



703.5 Visual Characters — Visual characters shall comply with 703.5. EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9. Finish and Contrast — Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

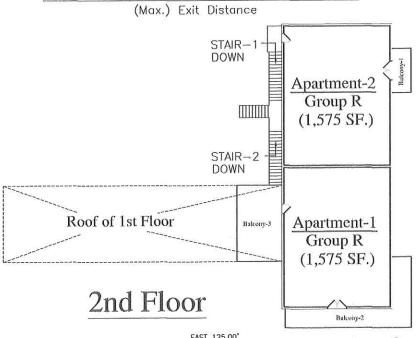
# Key Map:

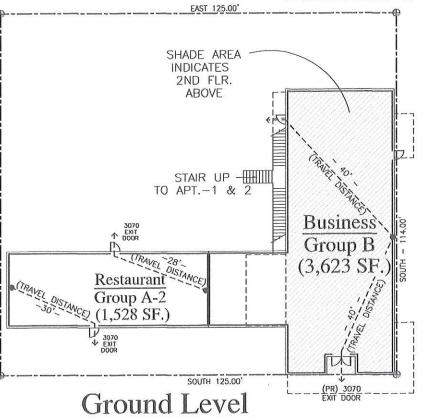


# Legal Description:

LOTS 18, 19, 20, 21, & S 14 FT OF LOT 22. BLOCK 60, LA PORTE (HCAD: 0231930000042)

# Overall & Life Saftey Plan:





# **Drawing Index:**

A0.1 A0.2 A0.3	CONSTRUCTION NOTES & STANDARDS H.C. STAIR/GUARDRAIL DETAILS H.C. ACCESSIBLE STAIR NOTES & DETAILS
A1	SITE PLAN - PROJECT INFORMATION
A2 A2.1	1ST FLR. – CONSTRUCTION PLAN 2ND FLR. – CONSTRUCTION PLAN
A3 A3.1	DOOR & WINDOW SCHEDULES, FINISH SCHEDULE, MATERIAL SPECIFICATIONS WALL PARTITIONS, SECTION/DETAILS
<b>A4</b> A4.1	EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS
924	1ST FLR. — MECHANICAL PLAN 2ND FLR. — MECHANICAL PLAN MECHANICAL NOTES & DETAILS

AO COVER SHEET & NOTES

# Project Information:

ROOF LIVE LOADS:

- UNIFORM LOAD = 20 PSF.

- CONCENTRATED LOAD = 300 PSF.

FLOOR LIVE LOADS:

- EXTERIOR BALCONIES, DECKS, FIRE ESCAPES,

& ROOMS (NOT SLEEPING) = 40 PSF.

- GUARDRAILS & HANDRAILS = 200 PSF

- SLEEPING ROOMS = 30 PSF.

- ATTIC W/STORAGE = 20 PSF

- ATTIC W/O STORAGE = 10 PSF.

- STAIRS & RAMPS = 40 PSF. (INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER IS GREATER).

DEAD\_LOADS:

- ROOF, DECKS, & FLOORS = 10 PSF.

- WALLS = 11 PSF.

4. CONSTRUCTION MATERIALS:

- FLOOR: CONCRETE SLAB/WOOD FRAMING

- EXTERIOR WALLS: MASONRY/PLASTER

- ROOF: WOOD TRUSS W/FLAT MEMBRANE

5. INSULATION:

- ROOF (R-30), WALLS (R-19), FLOOR (R-13)

281,932,3128

La Porte, TX 77571

bryan@aspendora.com

COMMERCIAL REMODEL:

**DESIGN BY:** 

**ENGINEERING:** 

OWNER:

1906 Du Barry

Houston, TX 77018

713.320.9780

billviacktalton@hotmail.com

TRINITY BAY

**ENGINEERING** 

911 S. 8th STREET LA PORTE, TEXAS 77571

281.515.1065/281.827.3929 cell

TBPE # 18351

rodney@trinitybayengineering.com

**Marion S. Campise** 

'MARTY'

1902 Roscoe

La Porte, TX 77571

713,283,4013

CONSTRUCTION MANAGER:

**ASPENDORA** 

CONTRACTORS

**Bryan Moore** 

511 South Utah St

campisemarty@yahoo.com

### The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT 0F LOT 22 BLOCK 60 LA PORTE, HCAD:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM

07.15.20 B.J.T./R.S.

DRAWN BY: CHECKED BY:

SHEET NO .:

M.C./B.M 1:30 (Site Plan)

# General Construction Notes:

- 1. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, AND LOCAL CODES AND ORDINANCES. AS WELL AS UNDERWRITERS REGULATIONS HAVING JURISDICTION, THE CONTRACTORS SHALL ALSO COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER, IF APPLICABLE,
- 2. ALL CONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS, NOTIFY THE DESIGNER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
- 3. THE OWNER OR THEIR APPOINTED REPRESENTATIVE SHALL PROCURE ALL PERMITS AND CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT.
- 4. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO THE COMPLETION, IN PLACE. OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND THE SPECIFICATIONS.
- 5. CONDITIONS DEPICTED ON THESE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH ON-SITE CONDITIONS. Written DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK.
- 6. THE CONTRACTOR SHALL RECEIVE, HANDLE, STORE (if necessary) AND BE RESPONSIBLE FOR ALL MATERIALS PROVIDED BY OTHERS. ALL MATERIALS SHALL BE ACCOUNTED FOR UPON RECEIPT AND ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE DESIGNER AND OWNER IMMEDIATELY.
- 7. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY THE DESIGNER ONLY AS TO CONFORMANCE WITH THE DESIGN CONCEPT. NO WORK SHALL START WITHOUT SUCH REVIEW.
- 8. THE CONTRACTOR SHALL REMOVE RUBBISH AND DEBRIS FROM THE BUILDING SITE PROMPTLY UPON ACCUMULATION AND IN NO EVENT LESS FREQUENTLY THAN EVERY FRIDAY AFTERNOON.
- 9. THE CONTRACTOR SHALL PROTECT ANY ADJACENT PROPERTY DURING CONSTRUCTION. CONSTRUCTION WORK SHALL NOT DISTURB TRAFFIC OR ON GOING BUSINESS, EXCEPT BY SPECIFIC AGREEMENT WITH OWNER.
- 10. ALL DELIVERIES AND MODIFICATIONS TO THE BUILDING SHALL BE COORDINATED WITH THE BUILDING OWNER IF APPLICABLE.
- 11. MINOR ITEMS AND ACCESSORIES REASONABLY INFERRED AS NECESSARY TO COMPLETE AND PROPERLY OPERATE ANY SYSTEM, SHALL BE PROVIDED BY THE RESPECTIVE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 12. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS.
- 1.3. ALL REQUEST FOR SUBSTITUTION OF ANY ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE OWNER OR THE REPRESENTATIVE AND WILL BE CONSIDERED ONLY IF BETTER SERVICE, MORE ADVANTAGEOUS DELIVERY DATE OR CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE OF QUALITY, APPEARANCE AND FUNCTION.
- 14. CONTRACTORS SHALL SUBMIT CONFORMATIONS WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES.
- 15. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES TO THE OWNER PRIOR TO CONSTRUCTION
- 16. CONTRACTORS SHALL VERIFY WITH THE OWNER ALL FIXTURES AND EQUIPMENT TO BE FURNISHED BY OTHERS.
- 17. STATEMENT OF COMPLIANCE: THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED, OR CAUSED TO BE PREPARED, UNDER THE DESIGNER'S DIRECT SUPERVISION. TO THE BEST OF THE DESIGNERS KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF CONTRACTUAL OBLIGATION, THEY ARE INCOMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (PUBLIC LAW 101-336, JULY 26, 1991).
- ANY CONSTRUCTION, REMODELING, ADDITION, ETC. SHOULD HAVE GOOD ENVIRONMENTAL PRACTICES TO PREVENT EROSION. NO MUD, SILT, SAND, OR ANY OTHER BUILDING OR GARDENING MATERIALS SHOULD BE LEFT BY THE CURB OR EXPOSED TO RAIN OR WIND. IT IS UNLAWFUL TO COMMIT OR ALLOW ANY OF THE FOLLOWING ACTS: BLOW, SWEEP, THROW, DEPOSIT, OR STORE IN A MANNER WHICH WOULD ALLOW TO WASH OR FLOW INTO THE MUNICIPAL STORM SEWER SYSTEM ANY STRAW, HAY, GRASS CLIPPINGS, TREES, LIMBS, TRIMMINGS, WEEDS, BRANCHES, LEAF LITTER, DIRT, OTHER FILL MATERIALS, CONSTRUCTION MATERIALS, DEMOLITION MATERIALS, GARBAGE, DEBRIS OR ANY OTHER SUBSTANCE.

# Construction Standards:

LIGHTING & GLARE: ANY LIGHTING USED SHALL BE ARRANGED SO AS TO DEFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL ZONE OR FROM PUBLIC STREETS. DIRECT OR SKY-REFLECTED GLARE, WHERE FROM FLOODLIGHTS OR FROM HIGH TEMPERATURE PROCESSES SUCH AS COMBUSTION OR WELDING SHALL NOT BE DIRECTED ONTO ANY ADJOINING PROPERTY. THE SOURCE OF LIGHTS SHALL BE HOODED OR CONTROLLED IN SOME MANNER SO AS NOT TO LIGHT ADJACENT PROPERTY. BARE INCANDESCENT LIGHT BULBS SHALL NOT BE PERMITTED IN VIEW OF ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CAST LIGHT ON A PUBLIC STREET SHALL NOT FXCFFD ONE FOOTCANDLE (METER READING) AS MEASURED FROM THE CENTERLINE OF SUCH STREET. ANY LIGHT OR COMBINATION OF LIGHTS WHICH CASTS LIGHT ON RESIDENTIAL PROPERTY SHALL NOT FXCEFD 0.4 FOOTCANDLES (METER READING) AS MEASURED FROM SUCH PROPERTY.

RADIATION AND ELECTRICAL EMISSIONS: NO ACTIVITIES SHALL BE PERMITTED THAT EMIT DANGEROUS RADIOACTIVITY BEYOND ENCLOSED AREAS. THERE SHALL BE NO ELECTRICAL DISTURBANCE ADVERSELY AFFECTING THE OPERATION AT ANY POINT OF ANY EQUIPMENT OR OTHER THAN THAT OF THE CREATOR OF SUCH DISTURBANCE.

DUST OR PARTICULATE MATTER: THE EMISSION OF DUST, FLY, ASH, OR OTHER PARTICULATE MATTER BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

ODORS: THE EMISSION OF ODOR BY ANY USE SHALL BE IN COMPLIANCE WITH AND REGULATED BY THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCY.

EXPLOSIVES: NO ACTIVITIES INVOLVING THE STORAGE, UTILIZATION, OR MANUFACTURE OF MATERIALS OR PRODUCTS SUCH AS THT OR DYNAMITE WHICH COULD DECOMPOSE BY DETONATION SHALL BE PERMITTED FXCFPT SUCH AS ARE SPECIFICALLY LICENSED BY THE CITY COUNCIL.

NOISE: ALL NOISE SHALL BE MUFFLED SO AS NOT TO BE OBJECTIONABLE DUE TO INTERMITTENCE, BEAT FREQUENCY, OR SHRILLNESS AND AS MEASURED AT ANY PROPERTY LINE IN ACCORDANCE WITH THE DECIBEL LEVELS OUTLINED IN SECTION 106-310 OF THE CITY CODE OF ORDINANCES.

### PARKING STALL NOTES

- 1. ADA PARKING STALL DIMENSION CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 502 OF TEXAS ACCESSIBILITY STANDARDS. CAR PARKING SPACES SHALL BE 8 FT WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 11 FT WIDE MINIMUM (SECTION 502.2). VAN PARKING SPACES SHALL BE PERMITTED TO BE 8 FT. WIDE MINIMUM WHERE THE ACCESS AISLE IS 8 FT. MINIMUM (EXCEPTION: 502.2). THE ACCESS AISLE SERVING THE PARKING SPACES SHALL BE 5 FT. WIDE MINIMUM PER (SECTION 502.3.1, TAS).
- 2. STANDARD PARKING STALL (RE COH DWG NO: 31-02) STANDARD HEAD ON PARKING STALL SHALL HAVE DIMENSIONS 8.5 FT WIDE X 19 FT DEEP WITH 24 FT AISLE WIDTH OR 8 FT 6 IN WIDE X 19 FT DEEP WITH AISLE WIDTH 25FT. PARKING DIMENSIONS FOR PARALLEL PARKING SHALL BE 9 FT BY 22 FT. COMPACT PARKING STALL SHALL BE 7.5 FT BY 17 FT.
- 3. ADA Ramps (Per COH IDM Chapter 17, sec 17.06-A.6) ADA compliant Wheel chair ramp ramps with truncated domes must be provided at all street intersections. Provide ADA ramp showing all the conflicts with traffic signs, fire hydrant, power pole and light pole, with sidewalk and ramps sloped as per ADA, TAS requirements. Re: Dwg No. 02775-02 and 02775-06.



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ENGINEERING:

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OWNER:

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# **Bryan Moore**

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bryan@aspendora.com

COMMERCIAL REMODEL:

# The Chambers Building

100 W Main Street La Porte, TX 77571

LOTS 18 19 20 & 21 & S 14 FT OF LOT 22 BLOCK 60 LA PORTE, HCAD: 0231930000042

ISSUED:

PAK MEETING REVIEW: 02.11.20 E.D. MEETING REVIEW: 02.24.20

ENHANCEMENT GRANT PROGRAM:

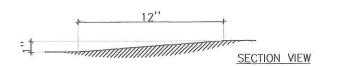
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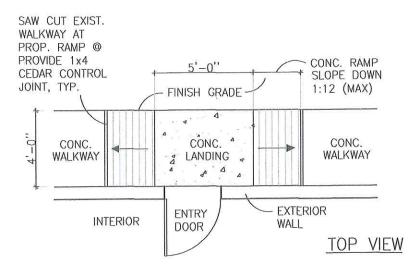
B.J.T./R.S. M.C./B.M.

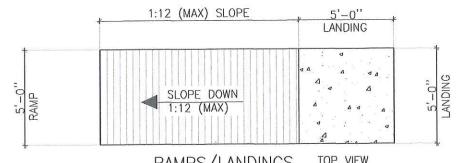
07.15.20

SCALE:

SHEET NO .:



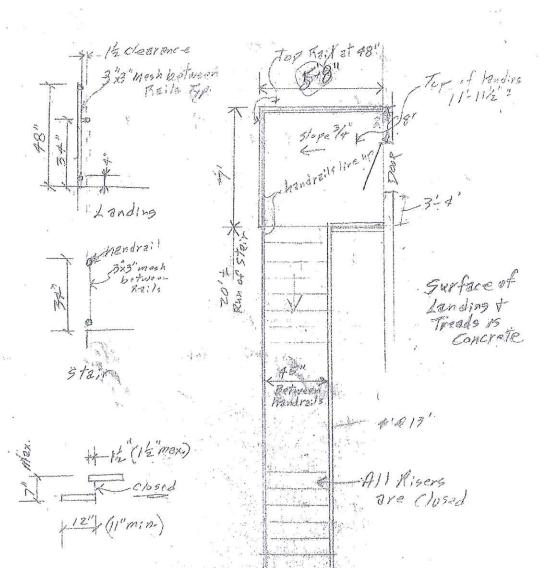


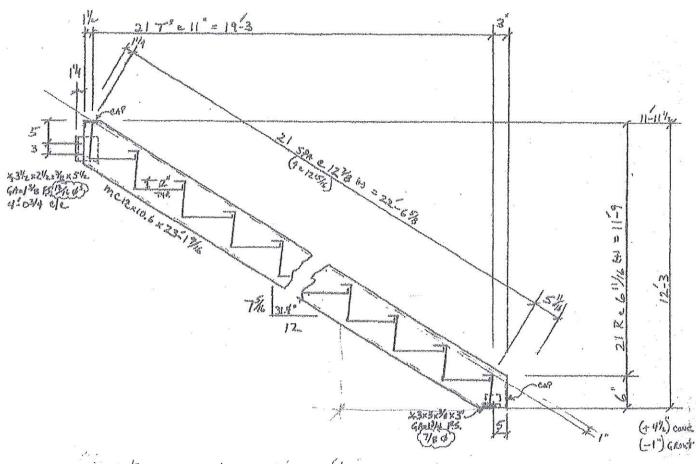


RAMPS/LANDINGS

TOP VIEW

RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. • CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. . THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM. • RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP





Stairs can be either salvior painted steel, conc. or steel treads

EXTERIOR STAIR DETAIL - PLAN VIEW

EXTERIOR STAIR DETAIL - SECTION VIEW



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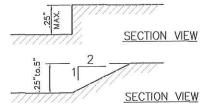
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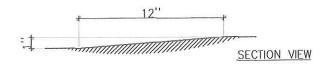
#### STAIRWAY NOTES:

- 1. STAIRWAYS SHALL NOT BE LESS THAN 36" IN WIDTH.
- 2. STAIRWAY RISER SHALL BE NO GREATER THAN 7-3/4".
- STAIRWAY TREADS SHALL HAVE A MIN. OF 10".
- 4. THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE RUN OF THE STAIR.
- 5. STAIRS ARE RQUIRED TO BE ILLUMINATED.
- OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN
- 7. TREAD NOSING SHALL BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS, EXCEPT WHEN THE TREADS ARE 11" OR MORE.
- 8. COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.

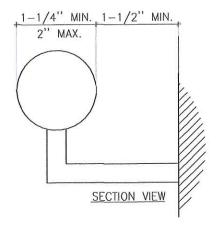


### CHANGES IN LEVEL

CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. . CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. . CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED.



RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. · CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM. . THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM. • RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP



### HANDRAIL/GUARDRAILS

HANDRAIL AND GUARD DEFINITIONS HANDRAIL THE PURPOSE OF A HANDRAIL IS TO PROVIDE GUIDANCE. IT IS REQUIRED ON STAIRS WITH TWO OR MORE RISERS AND ADA RAMPS WITH A RISE OF 6". IN COMMERCIAL APPLICATIONS, HANDRAIL IS REQUIRED ON BOTH SIDES OF STAIRS AND RAMPS. HANDRAILS ARE NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPE LESS THAN 1:20. INTERMEDIATE RAILS: ALL PORTIONS OF AN EGRESS PATH MUST BE WITHIN 30 INCHES OF A HANDRAIL (WILL VARY BASED ON BUILDING OCCUPANCY) HANDRAIL HEIGHT: PLACED BETWEEN 34" AND 38". MEASUREMENT MUST BE TAKEN FROM THE STAIR NOSING OR WALKING SURFACE. FOR CHILDREN, THE 2010 ADASAD RECOMMENDS A MAXIMUM HEIGHT OF 28" WITH A MINIMUM OF 9" OF CLEARANCE BETWEEN THE CHILD'S RAIL AND THE ADULT RAIL (NOT REQUIRED). HANDRAIL CONTINUITY: HANDRAIL MUST BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR MIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN flIGHTS OR RUNS. HANDRAILS ARE NOT TO BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. HANDRAIL SIZE LIMITATIONS: HANDRAIL SIZE IS NOW CONSISTENT BETWEEN ALL CODES AND STANDARDS: 1 1/4" TO 2" DIAMETER OR PROVIDE EQUIVALENT GRASPABILITY. 42 INCHES - PLUS OR MINUS 3 INCHES ABOVE WALKING/WORKING SURFACE · REQUIRED IF THE "DROP" IS 48 INCHES OR HIGHER . INTERMEDIATE RAIL AT "ABOUT HALFWAY UP" . OPENINGS MUST BE LESS THAN 19 INCHES . INTERMEDIATE BALUSTERS ARE NO MORE THAN 19 INCHES APART · MUST HAVE A TOE BOARD · TOP RAILS AND MID RAILS MUST BE AT LEAST .25 INCHES IN DIAMETER OR THICKNESS. . LOAD REQUIREMENT: WITHSTAND A 200 POUND LOAD APPLIED IN A DOWNWARD OR OUTWARD DIRECTION WITHIN 2 INCHES OF THE TOP EDGE OF THE TOP RAIL.



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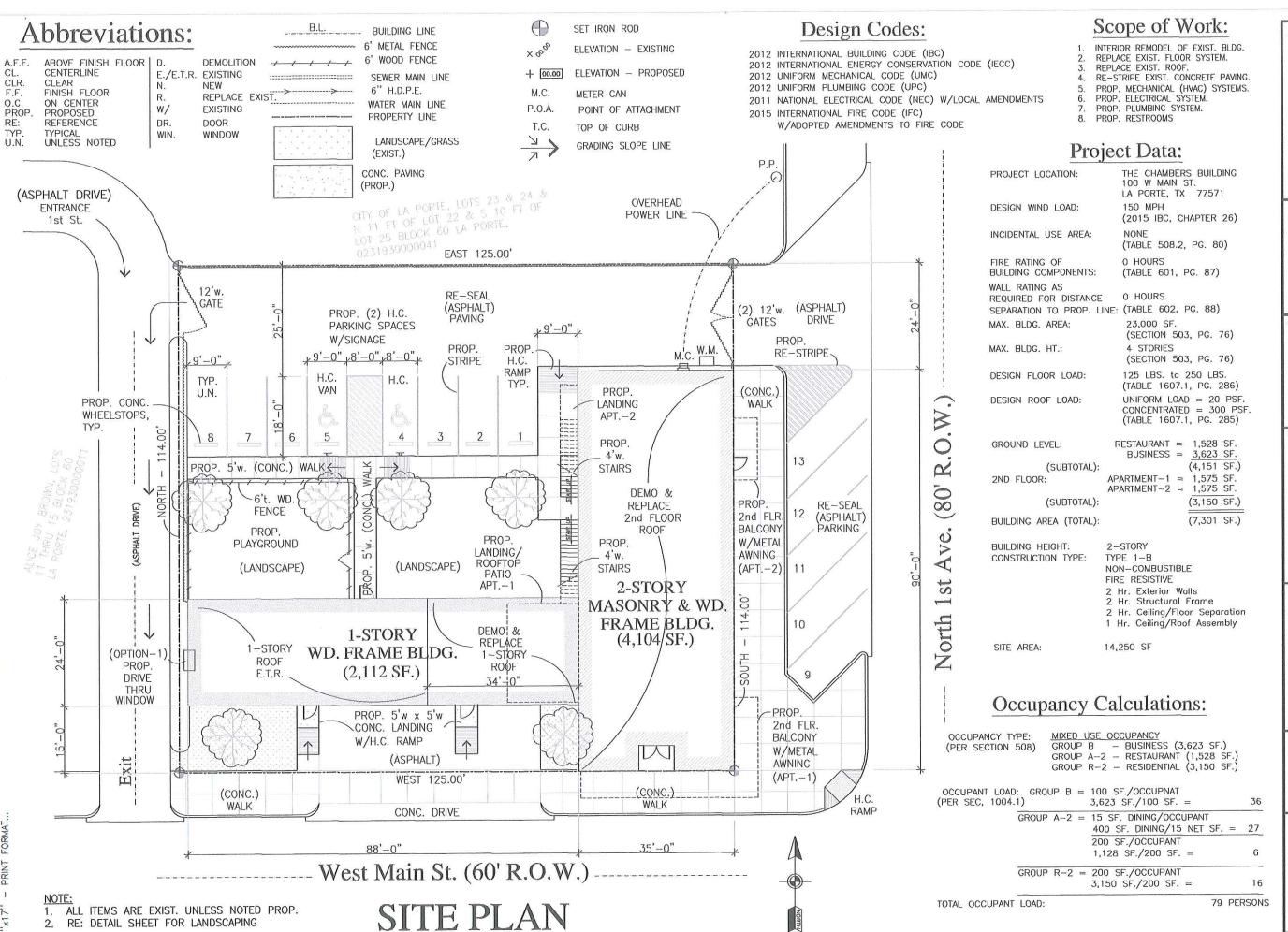
DRAWN BY:

B.J.T./R.S. M.C./B.M. CHECKED BY:

07.15.20

SCALE:

SHEET NO .:



DESIGN BY:

# **BJ.TALTON**

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1'' = 20' - 0''

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SHEET NO .:

SCALE:

A<sub>1</sub>

#### Abbreviations: ABOVE FINISH FLOOR D. CENTERLINE E., DEMOLITION CL. CLR. F.F. O.C. E./E.T.R. EXISTING CLEAR FINISH FLOOR NEW REPLACE EXIST. ON CENTER W/ **EXISTING** PROP. PROPOSED REFERENCE DR. DOOR TYP. WIN. WODDIW UNLESS NOTED DEMO PORTION OF DEMO EXIST. EXTERIOR WALL FOR ITEMS AS PROP. EXIT DOOR, SHOWN -RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION. VAULT C======== E.T.R. 2-STORY BLDG .: DEMO INTERIOR WD. FRAMING, CEILING/FLOOR FRAMING, FINISHES, & ENTIRE ROOF. PROVIDE CROSS PIPE COL., REMOVE EXIST. BRACING & SUPPORT AS E.T.R. NECESSARY TO PRESERVE SIDING, SOFFIT, & EXTERIOR WALLS THROUGHOUT FACIA (3) SIDES DEMO CMU CONSTRUCTION. DEMO EXIST. WALL CONC. SLAB, EXTERIOR WALLS, & ITEMS AS **ENCLOSURE** VAULT - E.T.R. (3,150 SF.) SHOWN DEMO 16'x7' OHD DEMO PORTION OF MASONRY WALL, 24'w. x REMOVE ROOF 1-STORY BLDG .: & WALLS OF 18't. DEMO INTERIOR 1-STORY BLDG., FINISHES. WD. (816 SF.) FRAMING & CONC. SLAB, E.T.R. DEMO WALL, (2,112 SF.) TYP. DEMO -DEMO 10'x7' OHD 10'x7' OHD DEMO EXIST. EXTERIOR DOOR DEMO PORTION OF EXTERIOR WALL FOR PROP. WINDOWS, RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION. DEMO PORTION OF EXTERIOR WALL FOR PROP. WINDOWS, RE: CONSTRUCTION FLOOR PLAN FOR EXACT LOCATION.

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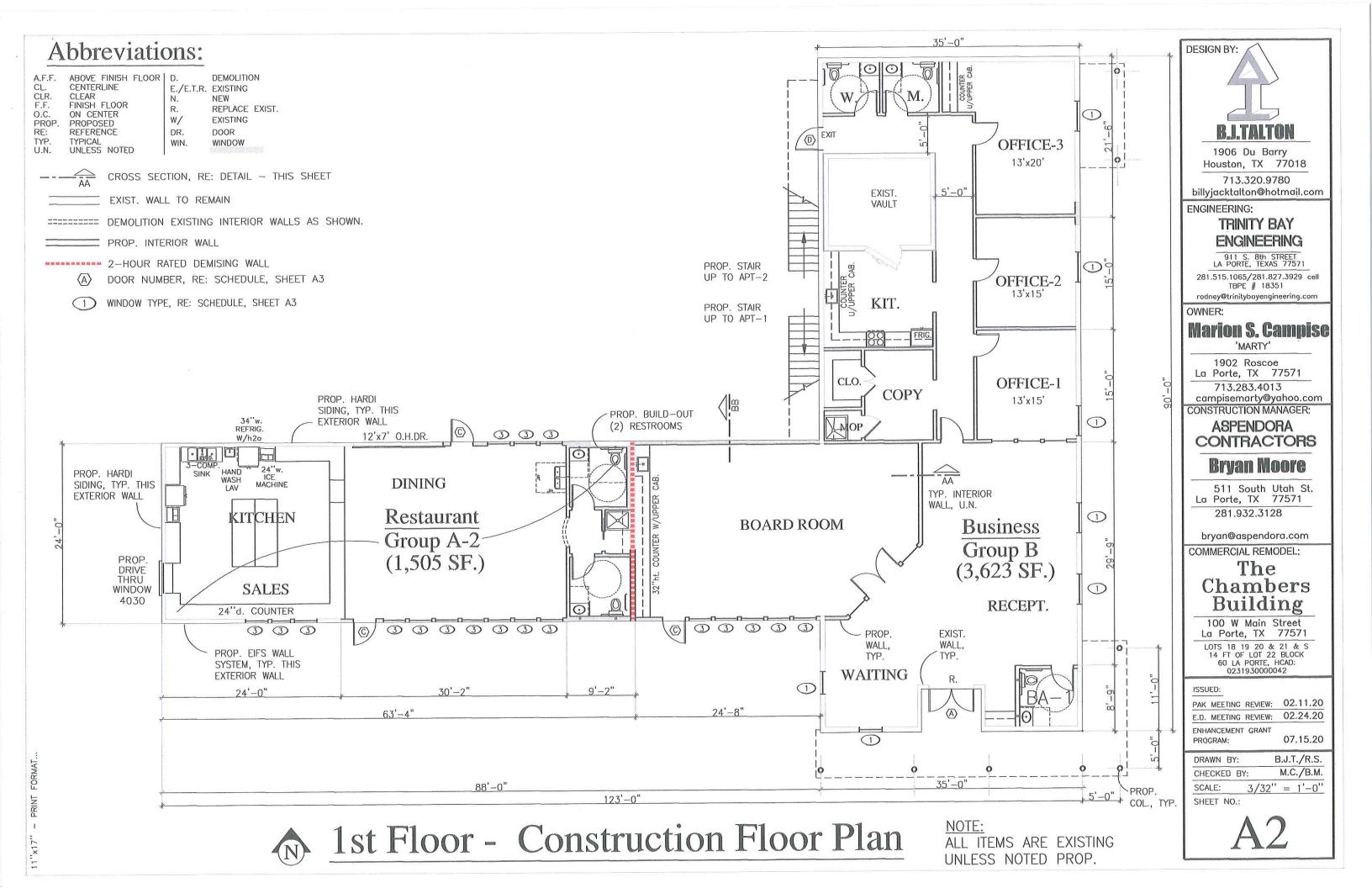
M.C./B.M.

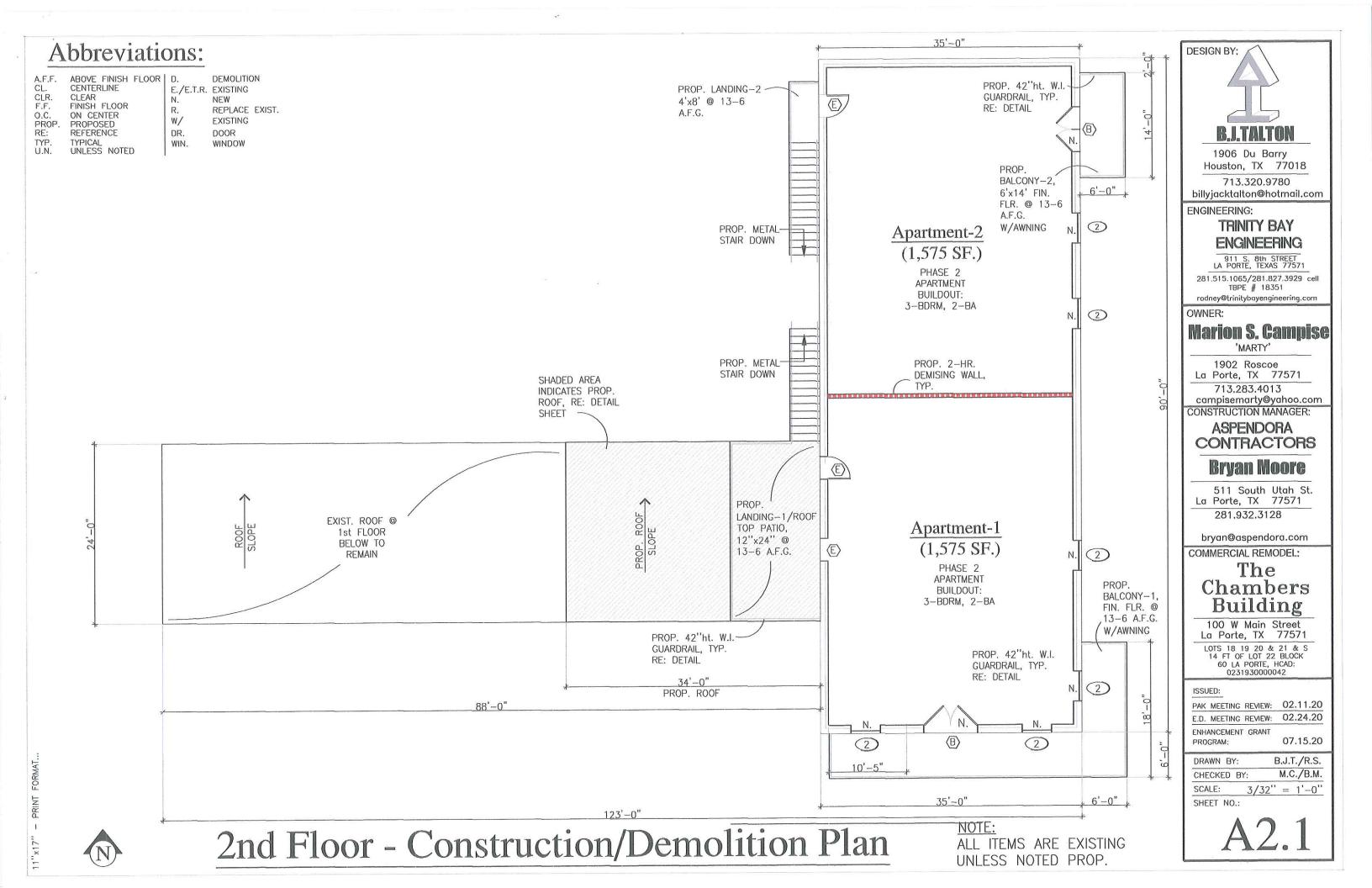
CHECKED BY: SCALE:

3/32'' = 1'-0''SHEET NO .:

Demolition Plan

ALL ITEMS ARE EXISTING UNLESS NOTED PROP.





### Finish Material Specifications:

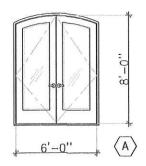
MATERIAL	SPECIFICATIONS
CONC-1	EXPOSED CONCRETE SLAB
PT-1	1-COAT PRIMER, 2-COATS SEMI-GLOSS, LATEX ENAMEL B66-200 SERIES (SEMI-GLOSS) BY SHERWIN WILLIAMS
GYP. BD1	5/8" TYPE 'X' GYPSUM BOARD

### Room Finish Schedule:

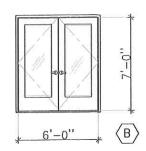
FLOOR	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING
CONC-1	PT-1	PT-1	PT-1	PT-1	GYP. BD1
				-	
	<b></b>	_			
				-	
		FLOOR WALL	FLOOR WALL WALL	FLOOR WALL WALL WALL	FLOOR WALL WALL WALL WALL

# Door Types

- 1. DOOR HARDWARE SHALL HAVE LEVER HANDLES OR EQUIVALENT MOUNTED NOT MORE THAN 42" ABOVE FINISHED FLOOR, MAXIMUM OPENING FORCE FOR EXTERIOR DOORS SHALL BE NOT MORE THAN 8.5 POUNDS AND NOT MORE THEN 5 POUNDS FOR INTERIOR DOORS.
- 2. GENERAL CONTRACTOR & SUB-CONTRACTORS TO MEET TEXAS ACCESSIBILITY STANDARDS,
- 3. 1-3/8" SOLID CORE WOOD DOOR, TYP. U.N. BIRCH W/STAIN GRADE WHITE PINE DOOR JAMB & STANDARD WEDGE TRIM 3 PAIRS OF HINGES (SCHLAGE HARDWARE)



(PR) 3080 1/2 ARCHED WOOD DOORS ALUMINUM FRAME WEATHERSTRIP **THRESHOLD** 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET WIND RATED @ 150 MPH



(PR) 3070 WOOD DOORS ÀLUMINUM FRAME WEATHERSTRIP THRESHOLD 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET WIND RATED @ 150 MPH

## Window Types

Rating: R65-R80, C80-HC100 Water Penetration Resistance: 12.0 PSF Air Infiltration at 25mph: 0.03 CFM

**ENERGY RATING FACTORS:** Glass: Low E / Argon Thermal Transmittance (U Factor): 0.028 Solar Heat Gain (SHGC): 0.29 Visible Light Transmittance (VT): 0.49

Condensation Resistance Factor: 63.0

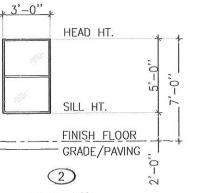
1st FLOOR WINDOWS: WIND RATED W/150 MPH IMPACT RESISTANT GLASS

# HEAD HT. SILL HT. FINISH FLOOR GRADE/PAVING (1)

PROP. 3050 ALUMINUM STOREFRONT FIXED WINDOW LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT



3070 ALUMINUM STOREFRONT ALUMINUM FRAME WEATHERSTRIP THRESHOLD 1/4" TEMP. LOW-E DBL. GLASS SCHLAGE TYPE KEY SET LOCKSET (ADA LEVER TYPE) CLOSURE WIND RATED @ 150 MPH



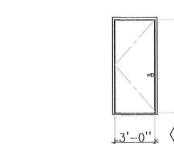
PROP. 3050 SINGLE HUNG LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT

RATED WINDOW

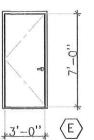
 $\langle D \rangle$ 

3'-0"

WIND RATED @ 150 MPH



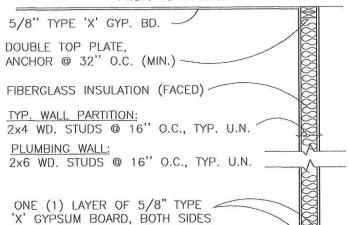
3070 HOLLOW METAL DOOR ALUMINUM FRAME ALUMINUM FRAME WEATHERSTRIP WEATHERSTRIP **THRESHOLD** THRESHOLD SCHLAGE TYPE KEY SET SCHLAGE TYPE KEY SET LOCKSET (ADA LEVER TYPE) CLOSURE CLOSURE.



3070 SOLID CORE WOOD DOOR LOCKSET (ADA LEVER TYPE)

WIND RATED @ 150 MPH

#### PROP. WD FRAMING

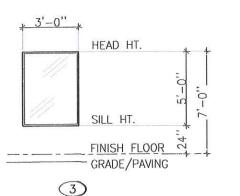


ANCHOR BASE PLATE @ 32" O.C. TREATED 2x BASE PLATE

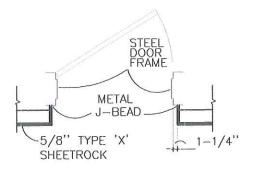
FLOOR COVERING AS SCHEDULED

# Wall Partition 'AA'

(N.T.S.)



PROP. 3050 ALUMINUM STOREFRONT FIXED WINDOW LOW-E DOUBLE GLASS WIND RATED W/150 MPH IMPACT RESISTANT



Metal Door Return



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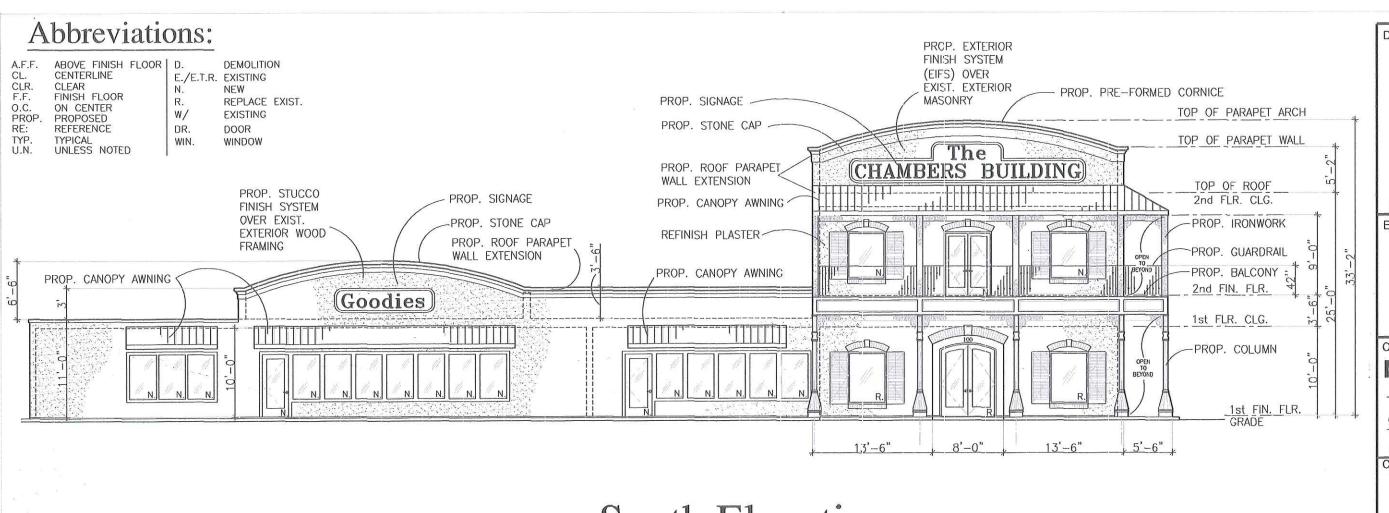
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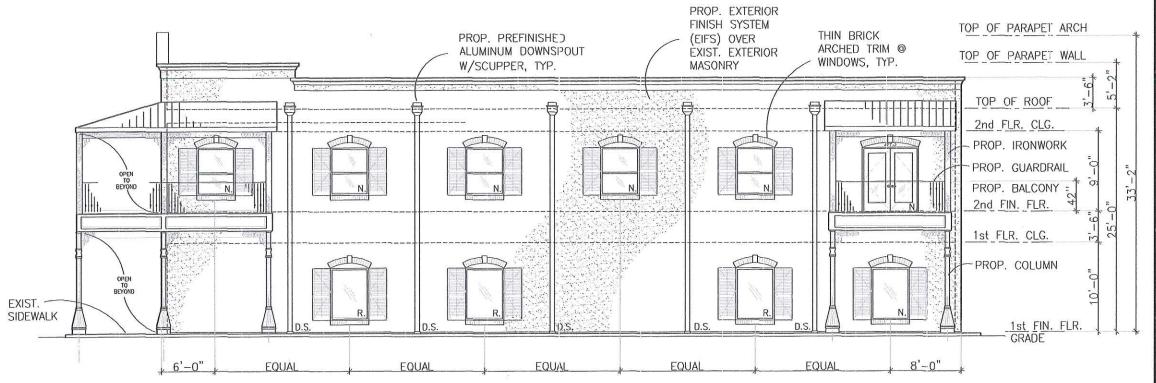
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SHEET NO .:

B.J.T./R.S. DRAWN BY: M.C./B.M. CHECKED BY: SCALE: 3/32'' = 1'-0''



# South Elevation



East Elevation

DESIGN BY:

B.I.TALTON

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713.320.9780 billyjacktalton@hotmail.com

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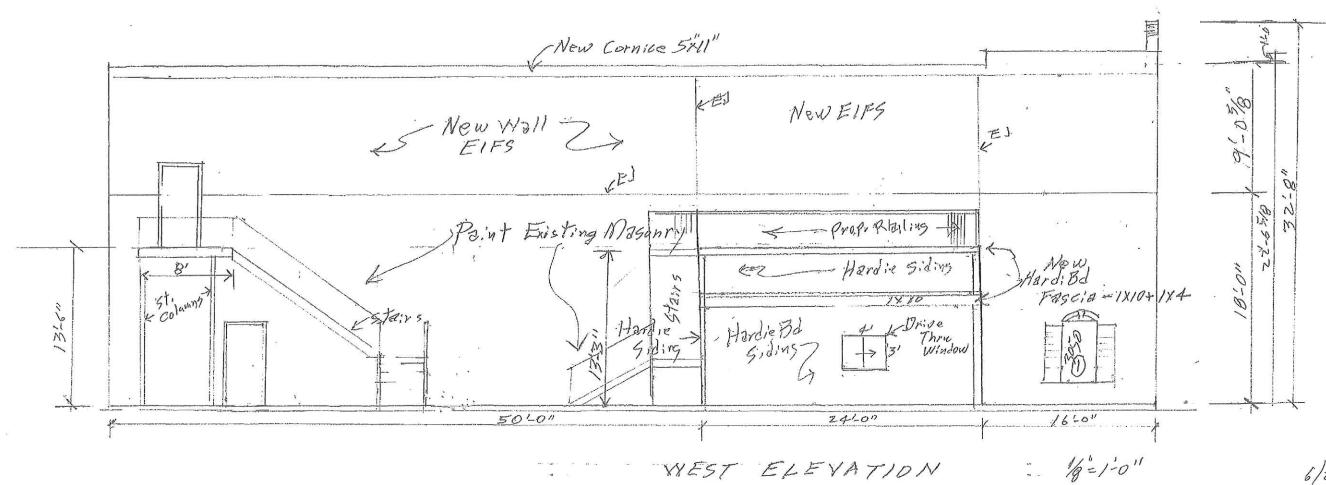
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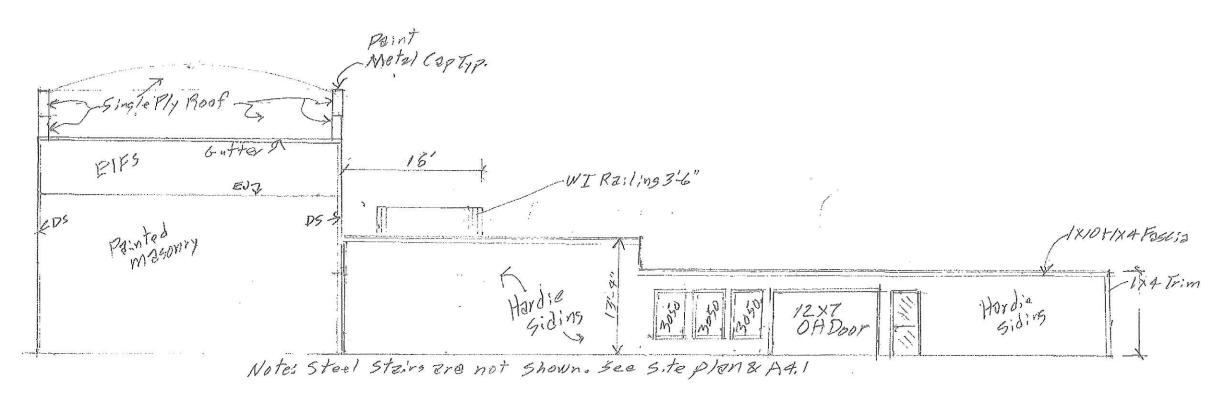
SCALE: 3/32'' = 1'-0''SHEET NO.:

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A4



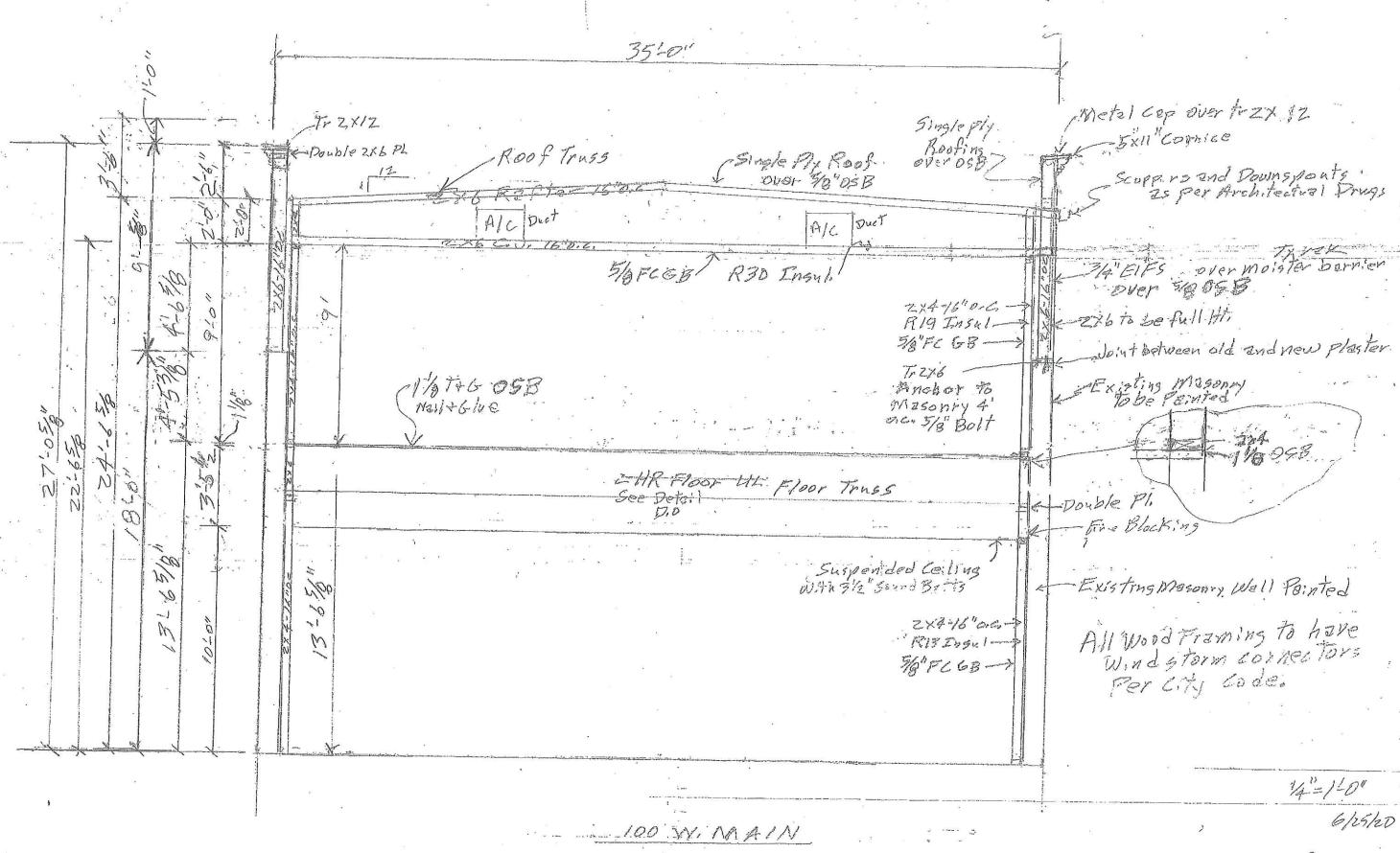
6/25/20



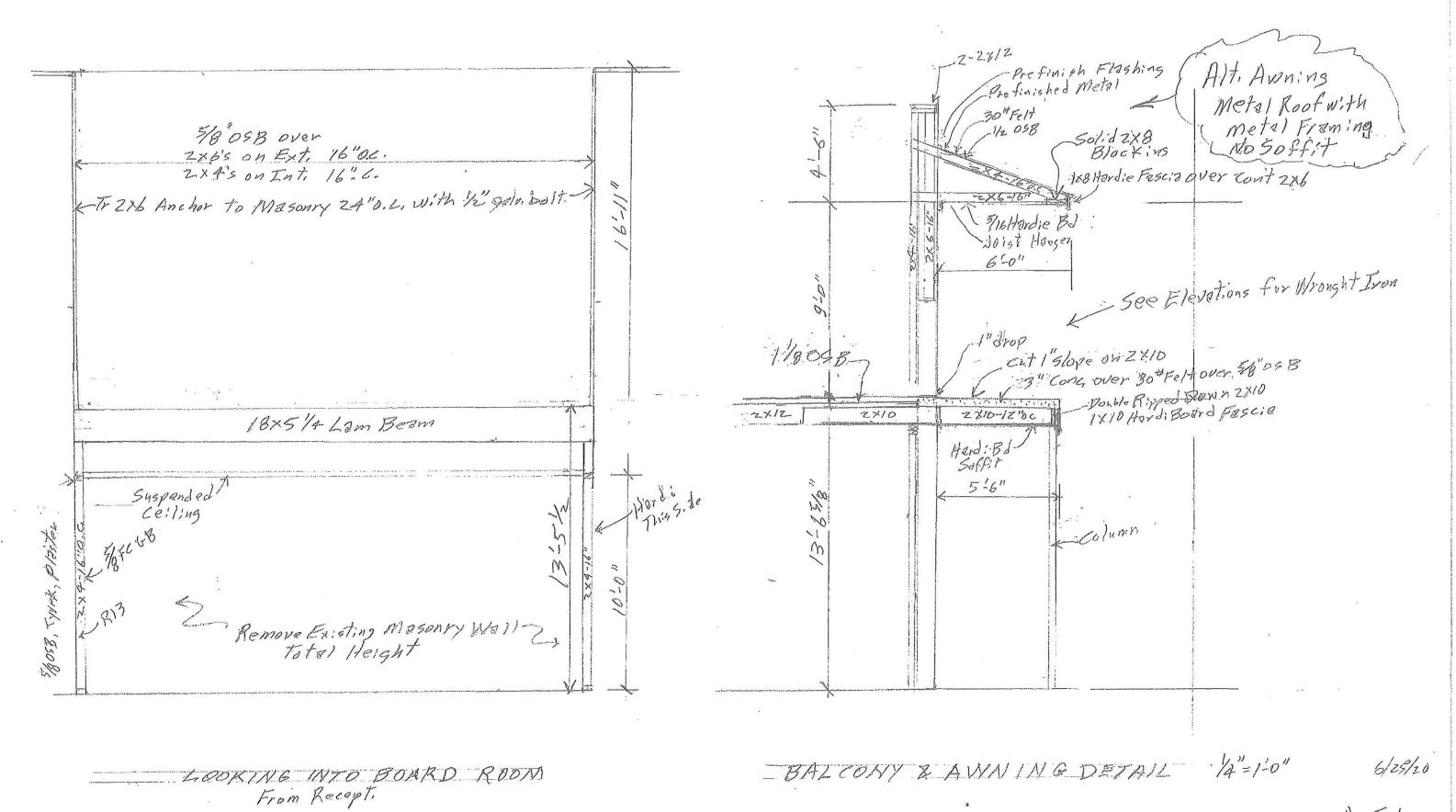
North Elev.

6/25/20

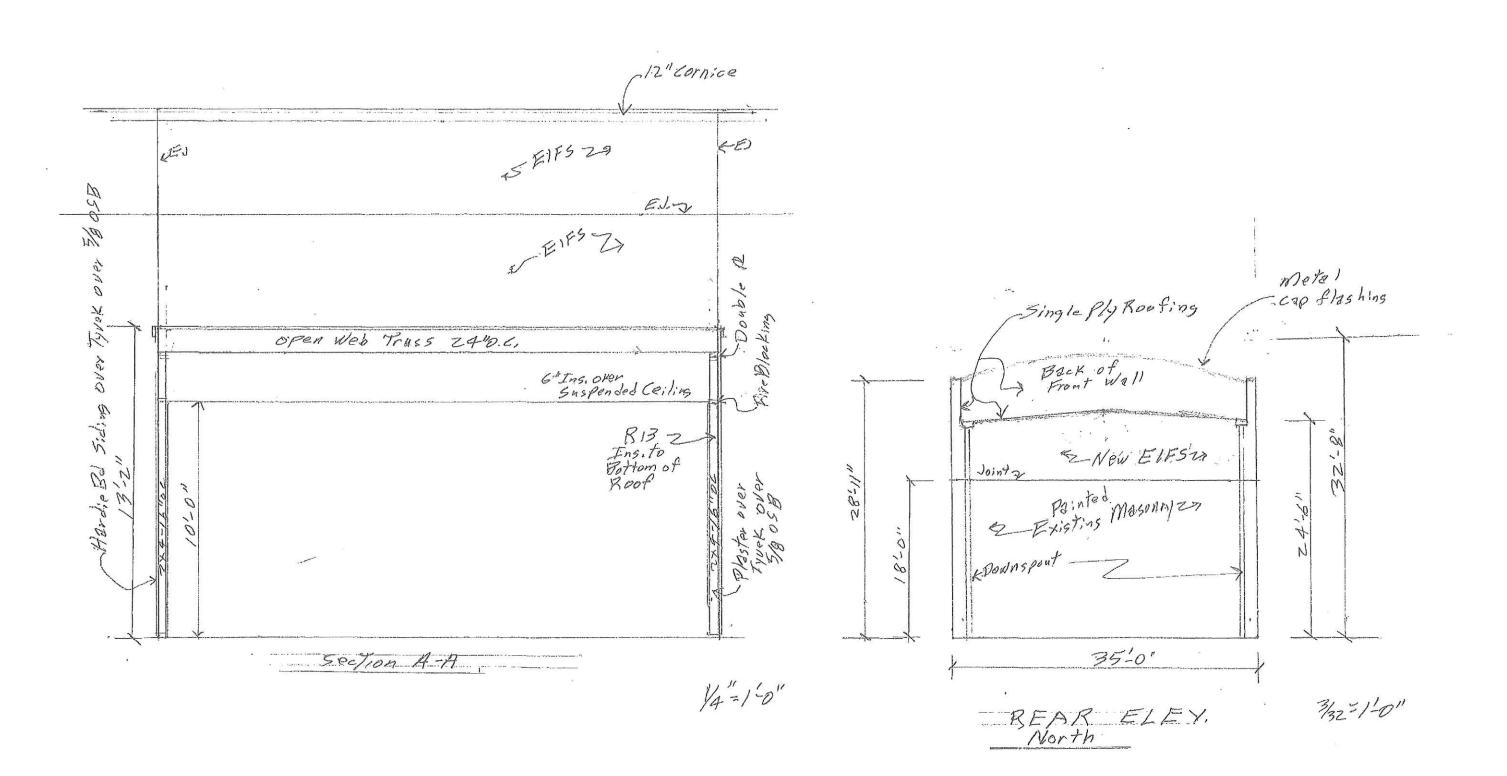
A4.2



A5.0



A5.1



6/25/20

A5.2

16 ther New Single Ply Roof New Single Ply Roof 88.0" Roof Plan 15.3

6/25/20

3/32=1-0"

2 4 "QC, 2.4"0,6, 88.0" 6/25/20 Roof Trussos 100 WAST 18/10/10

88-0" 6/25/20 Floor Trusses 35-0"

# **Partitions**

#### Wood Framed



2 Hour Fire-Rated Construction	Chase Walls		Acou	stical Performance	Reference
Construction Detail	Doscription	Test Number	STC	Test Number	Index
10"	base layer 1/4" Sheetrock gypsum     panels     face layer 1/2" Sheetrock Firecode     Core gypsum panels, laminated to base layer     - 2 x 4 wood sluds 16" o.c.	GA-WP-5510			A-75
	⇒ 5/8" Sheereock Faucode Core gypsum	GA-WP-3820	51	RAL-TL-69-214	A-76
10½"	panels or Firenock panels  — 2 rows 2 x 4 wood studs 16" o.c. on separate plates 1" apart  — joints finished	*	56	USG-710120 Based on 3-1/2" thick insulation in one cavity	<b>71</b>
	f ., *		58	GA-NGC-3056	
100551005100000000000000000000000000000	5/8" Shefirook Frecode C Core gypsum	GA-WP-3910	47	RAL-TL-69-211	A-77
8"	panels or Freedock panels  — 2 x 4 wood studs 16" o.c. on 2 x 6 common plate  — Joints finished	¥ .	51	GA-NGC-2377	
	1/2" Durock brand cement board and 1/4" ceramic file     Two rows 2 x 4 16" o.c. on 2 x 8 common plate     3-1/2" THEMARRER SAFB both cavilies     iolinis taped     load-bearing up to 50% allowable design load	WHI-495-0505 and 0508	50	SA-840523	A-78
2 Hour Fire-Rated Construction	Area Separation Walls				
3½" 3½"	1" Sheerook gypsum liner panels     2" USG H-Studs 24" o.c.     mlahmum 3/4" air space both sides separating liner panels from adjacent construction	GA-ASW-1000			A-79
	Separation wall (non-loadbearing)	UL Des U336	46	RAL-TL-98-353	A-80
111/2"	T" SHERROKS gypsulm liner panels     P ING H-Studs 24" o.c.     Protected wall (bearing or non-loadbearing) of wood or steel studs each side min 3/4" from liner panels		54	RAL-TL-88-348 Based on 2" mineral wool batt on one side	
M	ы 1/2 <sup>n</sup> Siretixock gypsum panels		57	RAL-TL-88-351 Based on 2 x 4s and 3" mineral wool batt on one skle	
8			58	RAL-TL-88-347 Based on 2 x 4s and 2" mineral wool bail on both sides	
	Note These systems do not provide a fire rating for adjacent wood- or steel-framed walls.		60	RAL-TL-88-350  Based on 2 x 4s and 3" mineral wool batt on both sides	

# FLOOR-CEILING SYSTEMS, WOOD-FRAMED

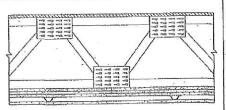
#### GA FILE NO. FC 5751

GENERIC

#### WOOD FLOOR, WOOD TRUSSES, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

Base layer 5/8" type X gypsum wallboard applied at right angles to 18" deep parallel chord wood 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. Second layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furning channels 24" o.c. applied at right angles to trusses over third layer with two 2 1/2" long Type W drywall screws at each truss. Face layer 5/8" type X gypsum wallboard applied at right angles to furning channels with 1 1/8" Type S drywall screws 12" o.c. Wood trusses supporting 3/4" T & G edge plywood floor applied at right angles to trusses with 8d nails 6" o.c. at joints and 12" at intermediate trusses. Ceiling provides two-hour fire-resistance protection for wood framing.

#### 2 HOUR FIRE



Approx. Ceiling

Weight:

12 psf UL R4024, 00NK26545, 4-27-01, Fire Test:

UL Design L556

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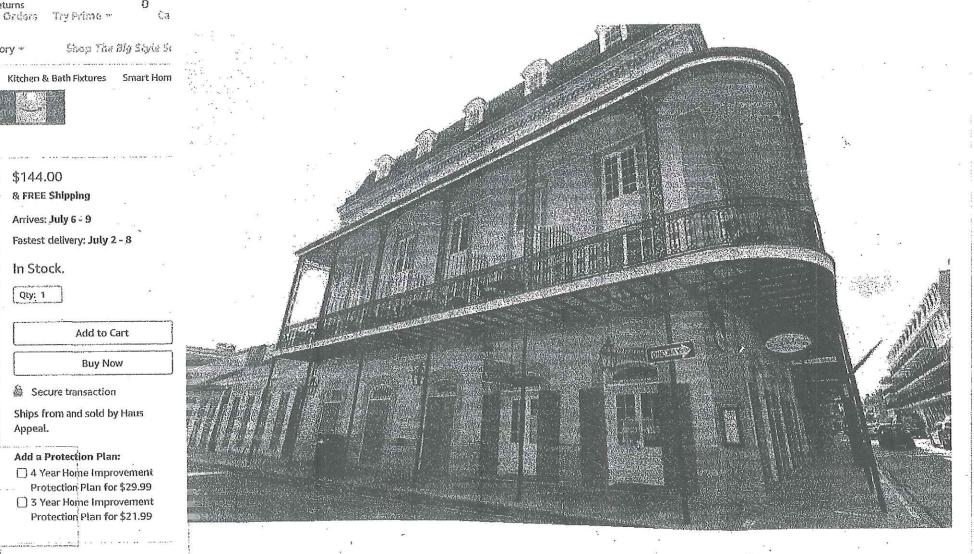
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# REQUEST FOR LA PORTE DEVELOPMENT CORPORATION BOARD AGENDA ITEM

Agenda Date Requested: July 27, 2020					
Requested By: _ Jason Weeks, Asst. City Mgr.					
Department: Administration/CMO					

Exhibits: Proposed FY 2020-21 Budget

Appropriation						
Source of Funds:						
Account Number:						
Amount Budgeted:						
Amount Requested:						
Budgeted Item:	C Yes	C No				

#### **SUMMARY**

The La Porte Development Corporation fiscal year 2020-19 proposed budget has been reviewed by the City Manager's Office and Finance. The expenditure budget for next fiscal year has been prepared with a \$381,099 (13.01%) decrease from the current fiscal year budget. This year's budget is down \$381,099 (13%) from last year. This is due to smaller transfers for debt service payments and CIP than previous years. There is a larger special programs cost due to budgeting for the bank building on Main Street and a healthy mid-year opportunities budget. Staff felt this to be important because the number of potential projects that are not in the application phase yet.

As a reminder, during the FY 2019-20 budget preparation, the Board agreed on a twoyear funding phase-in of several Park & Recreation Department and Bay Forest Golf Course capital projects. At the La Porte Development Board's November 11, 2019 meeting, the Board approved the opening of the 60-day public comment period on CIP expenditures. On the 60<sup>th</sup> day, January 27, 2020, the Board meet to hold the final public hearing and approved moving forward with the below projects:

#### **2019-2020 Fiscal Year**

- Northwest Park Lighting Project \$523,950
- Golf Course Infrastructure 1 \$169,000
- Wave Pool Renovations \$250,000
- Five Points Pavilion \$350,000
- Golf Course Clubhouse Repair \$52,800

#### **2020-2021 Fiscal Year**

- Golf Course Infrastructure 2 \$600,000
- Handicap Accessible Playground \$250,000
- 14th Street Playground Equipment Project \$55,000
- Fairmont Park Fitness Equipment \$50,000

Staff has provide the Board with the FY 2020-21 Proposed Budget documents, which highlight the La Porte Development Corporation's healthy proposed fund balance at the end of September 30, 2021 to be nearly \$5.1 million. The City's Finance Department has been working diligently to project conservative revenues and feel comfortable in the proposed \$3,024,644 revenue projects, which includes sales tax and interest income. Additionally, staff has provided a line-item detail of expenditures for the Board to review for personnel services, supplies, and services & charges.

The La Porte City Council is scheduled to receive the annual budget presentation at the August 10th City Council meeting. Staff is requesting the Board approve the proposed FY 2020-21 budget for the La Porte Development Corporation.

#### RECOMMENDED MOTION

economic development budget.						
Approved for the La Porte Development Corpo	oration Board meeting agenda					
Corby D. Alexander, City Manager	Date					

#### City of La Porte La Porte Development Corporation (038) Fund Summary (Section 4B Sales Tax)

			_	
Beginning Fund Balance 9/30/19			\$	4,270,133
Plus Estimated 19-20 Revenues				2,886,457
Less Estimated 19-20 Expenditures and Commitments				
Economic Development Operations		253,451		
Debt Payments		1,004,822		
Capital Projects/Transfers Total Expenditures		1,292,950	-	2,551,223
Estimated Fund Balance 9/30/20				4,605,367
Plus 20-21 Revenues:				
1/2 Cent Sales Tax		2,999,644		
Interest Income		25,000	_	
Total Revenues				3,024,644
Equals Total Resources				7,630,011
Less 20-21 Expenditures:				
<b>Economic Development Operations</b>		807,628		
Debt Service Transfer *		773,470		
Transfer to General CIP Fund:				
Golf Course Infrastructure II		600,000		
Handicap Playground		250,000		
14th Street Playground		55,000		
Fairmont Park Fitness Equipment		50,000		
Eight Bus Covers		12,000	-	
Total Expenditures				2,548,098
Ending Fund Balance 9/30/21			\$	5,081,913
	Estimated	Projected		

	Estimated	Projected
	2019-20	2020-21
Revenues	\$ 2,886,457	\$ 3,024,644
Expenditures & Commitments	2,551,223	2,548,098
Revenues over Expenditures	\$ 335,234	\$ 476,546

<sup>\*</sup>Debt Service Payments for Library, Bay Area Boulevard & Canada Road and Ballfields.

#### City of La Porte La Porte Development Corporation Fund (038) Statement of Revenues

Object	Description	Actual Budget 2018-19 2019-20		Revised 2019-20	Projected 2020-21	
Charges for Serv	vices:					
403.02-00	1/2 Cent Sales Tax	\$ 3,250,280	\$	2,750,000	\$ 2,850,457	\$ 2,999,644
Charges for S	ervices Subtotal	3,250,280		2,750,000	2,850,457	2,999,644
Interest:						
483.01-00	Interest Income	89,116		50,000	36,000	25,000
Interest Subt	otal	89,116		50,000	36,000	25,000
Total La Porte D	evelopment Corp Fund Revenues	\$ 3,339,396	\$	2,800,000	\$ 2,886,457	\$ 3,024,644

# **Economic Development Corporation Fiscal Year 2020-21**

#### **Expenditure Summary**

	Actual Budget Estimated 2018-19 2019-20 2019-20			Requested 2020-21	Percent Change
Personal Services	\$ 101,056	\$ 112,787	\$ 112,618	\$ 113,323	0.48%
Supplies	706	900	525	900	0.00%
Services & Charges	3,105,632	2,815,510	2,438,080	2,433,875	-13.55%
Division Total	\$3,207,394	\$ 2,929,197	\$ 2,551,223	\$ 2,548,098	-13.01%

#### Scope of Services Summary

The Economic Development Division works with the Economic Development Corporation Board to establish direction and polices related to economic development projects in the City. The Department and its activities are funded through the collection of a 1/2 cent sales tax, which must be spent on economic development projects related to capital investment, quality of life,recreation, and/or primary job creation. Past activities have included the re-nourishment of Sylvan Beach, the ball fields at Pecan Park, the Community Library, construction of Canada Road, Construction of Bay Area Blvd., the Sports Complex, and infrastructure improvements on Main Street.

We will continue to work with our regional economic development partners on business retention and expansion programs, small business development, marketing efforts, workforce initiatives, transportation issues and quality of life issues. The Economic Development Coordinator will also serve as the Business Ombudsman for the City of La Porte, assisting new and existing businesses through the planning and zoning processes.

#### **Personnel Position Roster**

	Approved 2018-19	Approved 2019-20	Requested 2020-21	
Economic Development Coordinator Secretary IV	0.75 0.50	0.75 0.50	0.75 0.50	
Total	1.25	1.25	1.25	

City of La Porte, Texas Economic Development Corporation 038-6030-565 Detail of Expenditure

·	Actual 2016-17	Actual 2017-18	Actual 2018-19	Budget 2019-20	Estimated 2019-20	Notes - Revised Estimate	Requested 2020-21	Notes - Departmental Request
Personal Services:					. 1		╗.	
1010 Regular Earnings	\$ 8,561	\$ 58,219 \$	71,734 \$	61,934 \$	78,517		\$ 79,026	
1000 0 11	40	200	160					
1020 Overtime	13	299	160	-	-		- 200	
1035 Longevity	45	128	166	300	226		286	
1060 FICA	596	4,463	5,391	4,738	6,024		6,067	
1065 Retirement	1,385	9,659	11,605	10,083	12,819		12,912	
1080 Insurance - Medical	10,423	13,028 4	12,000	15,000	15,000		15,000	
1081 Insurance - Life 1090 Other Benefits	31	4	-	32	32		32	
Personal Services Subtotal	21,054	85,800	101,056	92,087	112,618		113,323	
	22,00	23,200	101,000	32,007	112,010		110,010	
Supplies:					-		_	
2001 Office Supplies	-	25	-	200	25		200	
2002 Postage	37	41	1	200	-		200	
2015 Other Supplies	420	480	705	500	500	TIRZ Board Dinners	500	TIRZ Board dinners
Supplies Subtotal	457	546	706	900	525		900	
Services & Charges:					_			
3001 Memberships & Subscriptions	42,500	43,498	20,759	40,780	43,311	BayTran - \$2,500, Higher UMPSET and TCMA Fees	41,080	BAHEP - \$20,000; Economic Alliance - \$20,000; TEDC - \$500;
·						· · · · · · · · ·		UMPSET - \$25; Associate TCMA - \$130; TCMA Region 6 - \$25; ICSC -
								\$400 (Coordinator and Three Board Members)
								The continues and three board members,
3020 Training/Seminars	2,537	3,506	5,131	17,079	4,500		7 200	TCMA Conference - \$2,000; TEDC Conference - \$1,500, Webinars -
3020 Hailing/Sellinars	2,337	3,300	3,131	17,079	4,300		7,200	
								\$200; Mileage - \$1,500; TML Conference - \$2,000
3024 Tuition Reimbursement	-	-	-	3,500	-			
4060 Technology Lease Fees	-	-	-	602	602		625	
5001 Accounting	5,000	5,000	5,000	5,000	5,000		5,000	Annual Audit
5003 Legal	2,325	853	31	10,000	-		-	
5007 Other Professional Services	-	78,500	75,000	81,500	81,500		81,500	Harris County Bus - \$71,000; CivicPlus - \$4,500; LocalIntel - \$6,000
6002 Printing & Reproduction	_	_	_	4,000	500		500	
6005 Advertising	8,450	3,204	5,460	7,500		LoopLink - \$4,800		Mid-year Opportunities - \$10,000
· ·		·	•	·				
6040 Trade Shows	-	-	343	2,500	95		12,500	Red River All In (Dallas) - \$2,500; ICSC Las Vegas - \$10,000
								(previous year budgeted in #3020 Training/Seminars)
9050 Contingency	-	5,000	-	-	-		1	
9997 Special Programs	443,872	120,000	124,846	365,977	-	Potential Payment on Project G - Payment unlikely to happen	535,000	Project G (Payment 1) - \$250,000; Bank Building on Main -
	,	•	,	,		this year.	,	\$85,000; Mid-year Opportunites - \$200,000
						,	_	
9004 Adm Transfer to Fund 004	685,247	1,014,012	1,033,362	1,004,822	1,004,822		773,470	
9015 Adm Transfer to Fund 015	1,340,200	2,065,200	1,835,700	1,292,950	1,292,950		967,000	Golf Course Infastructure 2 - \$600,000; Handicap Playground -
								\$250,000; 14th Street Playground - \$55,000; Fairmont Park Fitness
								Equipment - \$50,000; Eight Bus Covers - \$12,000
Services & Charges Subtotal	2,530,131	3,338,773	3,105,632	2,836,210	2,438,080		2,433,875	1
Division Total	\$ 2,551,642	\$ 3,425,119 \$	3,207,394 \$	2,929,197 \$	2,551,223		\$ 2,548,098	